



# Planning Commission Staff Report

Meeting Date: August 6, 2024

Agenda Item: 9D

MASTER PLAN AMENDMENT CASE NUMBER: WMPA24-0002 and WRZA24-0002 (Lockwood)

BRIEF SUMMARY OF REQUEST: To approve a master plan map amendment and a regulatory zone amendment

STAFF PLANNER: Tim Evans, Planner  
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## CASE DESCRIPTION

For hearing, discussion, and possible action to:

- (1) Adopt an amendment to the Washoe County Master Plan, Truckee Canyon Master Plan Land Use Map, to change the master plan land use designation on a 5.65-acre parcel (APN 084-080-15) from Rural to 3.45 acres Industrial and 2.20 acres Open Space; and
- (2) Recommend adoption of an amendment to the Truckee Canyon Regulatory Zone Map to change the regulatory zone on the same parcel from General Rural (GR) to 3.45 acres Industrial and 2.20 acres Open Space. The regulatory zone amendment is subject to final approval by the Board of County Commissioners of the associated Master Plan Amendment and a finding of conformance with the Truckee Meadows Regional Plan by the regional planning authorities.
- (3) And, if approved, authorize the chair to sign resolutions to this effect.

Applicant: Lockwood Development Group LLC  
Property Owner: Lockwood Development Group LLC  
Location: 10705 Lockwood Drive, Sparks, NV 89434  
APN: 084-080-15  
Parcel Size: 5.65 acres  
Existing Master Plan: Rural  
Proposed Master Plan: Industrial and Open Space  
Existing Regulatory Zone: General Rural (GR)  
Proposed Regulatory Zone: Industrial (I) and Open Space (OS)  
Area Plan: Truckee Canyon



Vicinity Map

Development Code:	Authorized in Article 820, Amendment of Master Plan, Article 821, Amendment of Regulatory Zone	
Commission District:	4 – Commissioner Andriola	

**STAFF RECOMMENDATION – Master Plan Amendment**

**APPROVE**

**NO RECOMMENDATION**

**DENY**

**POSSIBLE MOTION**

**APPROVAL:** I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission adopt the resolution contained at Exhibit H of this staff report to amend the Master Plan as set forth in Master Plan Amendment Case Number WMPA24-0002 having made the following five findings in accordance with Washoe County Code Section 110.820.15(d). I further move to certify the resolution and the proposed Master Plan Amendments in WMPA24-0002 as set forth in this staff report for submission to the Washoe County Board of County Commissioners and authorize the chair to sign the resolution on behalf of the Planning Commission.

**DENIAL:** I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission deny Master Plan Amendment Case Number WMPA24-0002, being unable to make at least three of the five required findings in accordance with Washoe County Code Section 110.820.15(d).

*(Motion with Findings on Page 27)*

**STAFF RECOMMENDATION – Regulatory Zoning Amendment**

**APPROVE**

**NO RECOMMENDATION**

**DENY**

**POSSIBLE MOTION**

**APPROVAL:** I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Planning Commission adopt the resolution included as Exhibit I, recommending adoption of Regulatory Zone Amendment Case Number WRZA24-0002, having made all of the following findings in accordance with Washoe County Code Section 110.821.15(d). I further move to certify the resolution and the proposed Regulatory Zone Amendment in WRZA24-0002 as set forth in this staff report for submission to the Washoe County Board of Commissioners and authorize the chair to sign the resolution on behalf of the Washoe County Planning Commission.

**DENIAL:** I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Planning Commission deny Regulatory Zone Amendment Case Number WRZA24-0002, being unable to make the required findings in accordance with Washoe County Code Section 110.821.15(d).

*(Motion with Findings on Page 28)*

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**Attachment Contents**

Agency Comments .....	Exhibit A
Public Noticing .....	Exhibit B
Existing and Proposed Master Plan Designations .....	Exhibit C
Existing and Proposed Regulatory Zoning .....	Exhibit D
Application .....	Exhibit E
Biological Resources Screening Report .....	Exhibit F
One Truckee River Management Plan .....	Exhibit G
Master Plan Amendment Resolution .....	Exhibit H
Regulatory Zone Amendment Resolution .....	Exhibit I

### **Explanation of a Master Plan Amendment**

The purpose of a Master Plan Amendment application is to provide a method of review for requests to amend the Master Plan.

The Master Plan guides growth and development in the unincorporated areas of Washoe County and consists of three chapters. By establishing goals and implementing those goals through policies and action programs, the Master Plan addresses issues and concerns both countywide and within each planning area. Master Plan Amendments ensure that the Master Plan remains timely, dynamic, and responsive to community values. The Washoe County Master Plan can be accessed on the Washoe County website at [EnvisionWashoe 2040](#) select departments, planning and building, then planning documents (Master Plan, Regulatory Zone) - or it may be obtained at the front desk of the Washoe County Planning and Building Division.

**Chapter One, Foundation**, describes the purpose of the Master Plan and the public engagement process that led to its creation. It also contextualizes the Master Plan in relation to the plans of other agencies and jurisdictions in Washoe County.

**Chapter Two, Vision**, contains the plan elements and planning area sections. This is where all the principles and policies can be found, which address a shared community vision for the future.

**Chapter Three, Implementation**, describes how the Master Plan is to be used. It contains implementation strategies, including a list of short term, mid-term, and long-term actions for plan implementation.

A recommendation to adopt a Master Plan land use map amendment requires an affirmative vote of at least 2/3 of the Planning Commission's total membership.



### **Explanation and Processing of a Regulatory Zone Amendment**

The following explains a Regulatory Zone Amendment, including its purpose and the review and evaluation process involved for an application with such a request.

The purpose of a Regulatory Zone Amendment (RZA) is to provide a method for amending the regulatory zone maps of Washoe County. The regulatory zone maps depict the regulatory zones (i.e. zoning) adopted for each property within the unincorporated area of Washoe County. The regulatory zones establish the uses and development standards applied to each property.

Regulatory zones are designed to implement and be consistent with the Master Plan by ensuring that the stability and character of the community will be preserved for those who live and work in the unincorporated areas of the county. A regulatory zone cannot be changed if it conflicts with the objectives or policies of the Master Plan, including planning areas that further define policies for specific communities. The Master Plan is the blueprint for development within the unincorporated County. Pursuant to NRS Chapter 278, any action of the county relating to zoning must conform to the Washoe County Master Plan.

Evaluation of the proposed Regulatory Zone Amendment involves review for compliance with policies of the Washoe County Master Plan. If the subject parcel(s) is within a specific plan, then supplemental review shall be required to ensure compliance with the applicable specific plan. Additionally, the analysis includes review of the proposed amendment against the findings found in Article 821 of the Washoe County Development Code.

Requests to change a regulatory zone affecting a parcel of land or a portion of a parcel are processed under Article 821, Amendment of Regulatory Zone, of the Washoe County Development Code. Rezoning or reclassification of a lot or parcel from one Regulatory Zone to another requires action by both the Planning Commission and the Board of County Commissioners.

The Planning Commission may deny a regulatory zone amendment, or it may recommend approval or modification of an amendment to the Board of County Commissioners. Upon an affirmative recommendation by the Planning Commission, the Board of County Commissioners is required to hold a public hearing which must be noticed pursuant to Section 110.821.20 of the Washoe County Development Code. Final action is taken by the Board of County Commissioners who may adopt, adopt with modifications, or deny the proposed amendment.



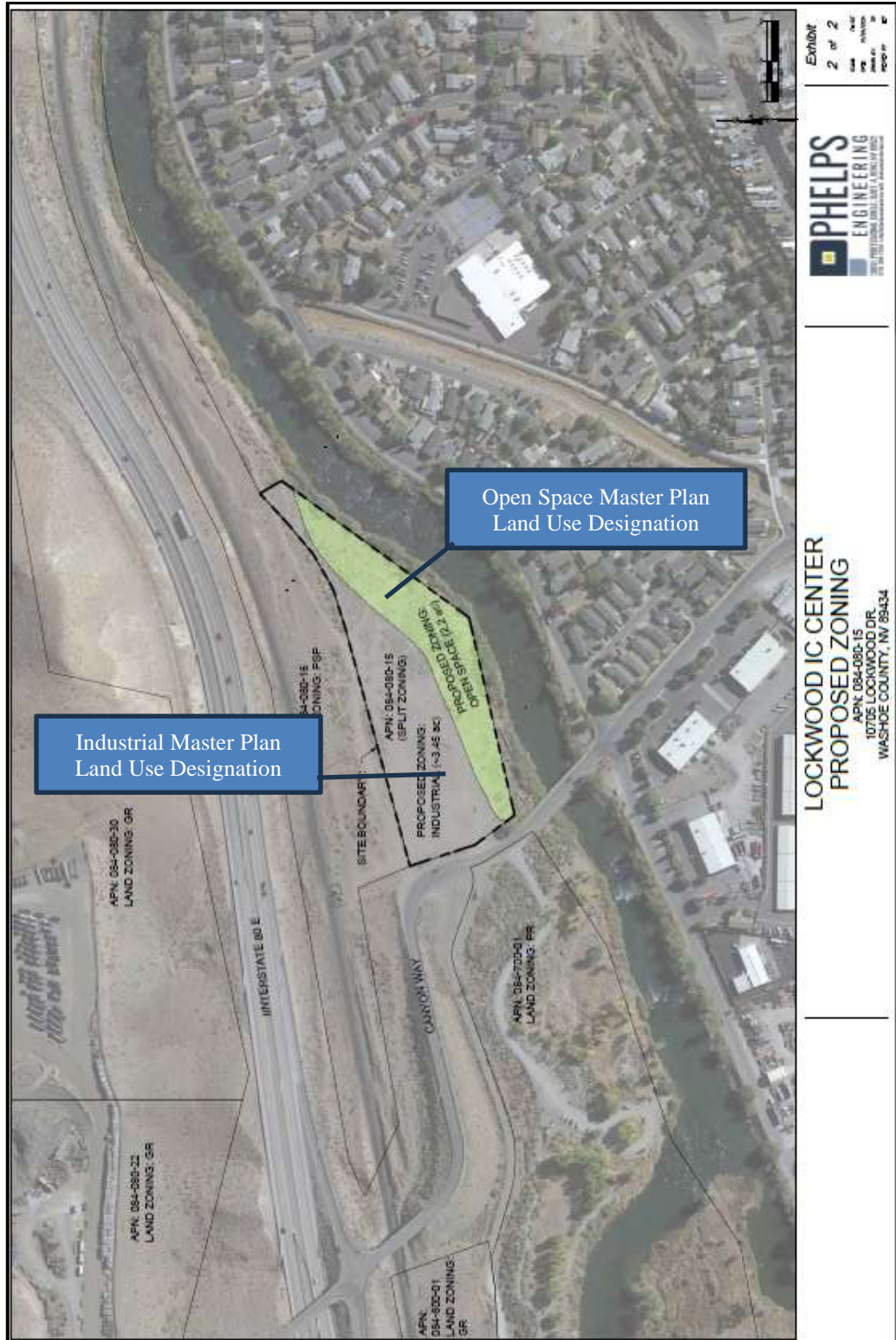
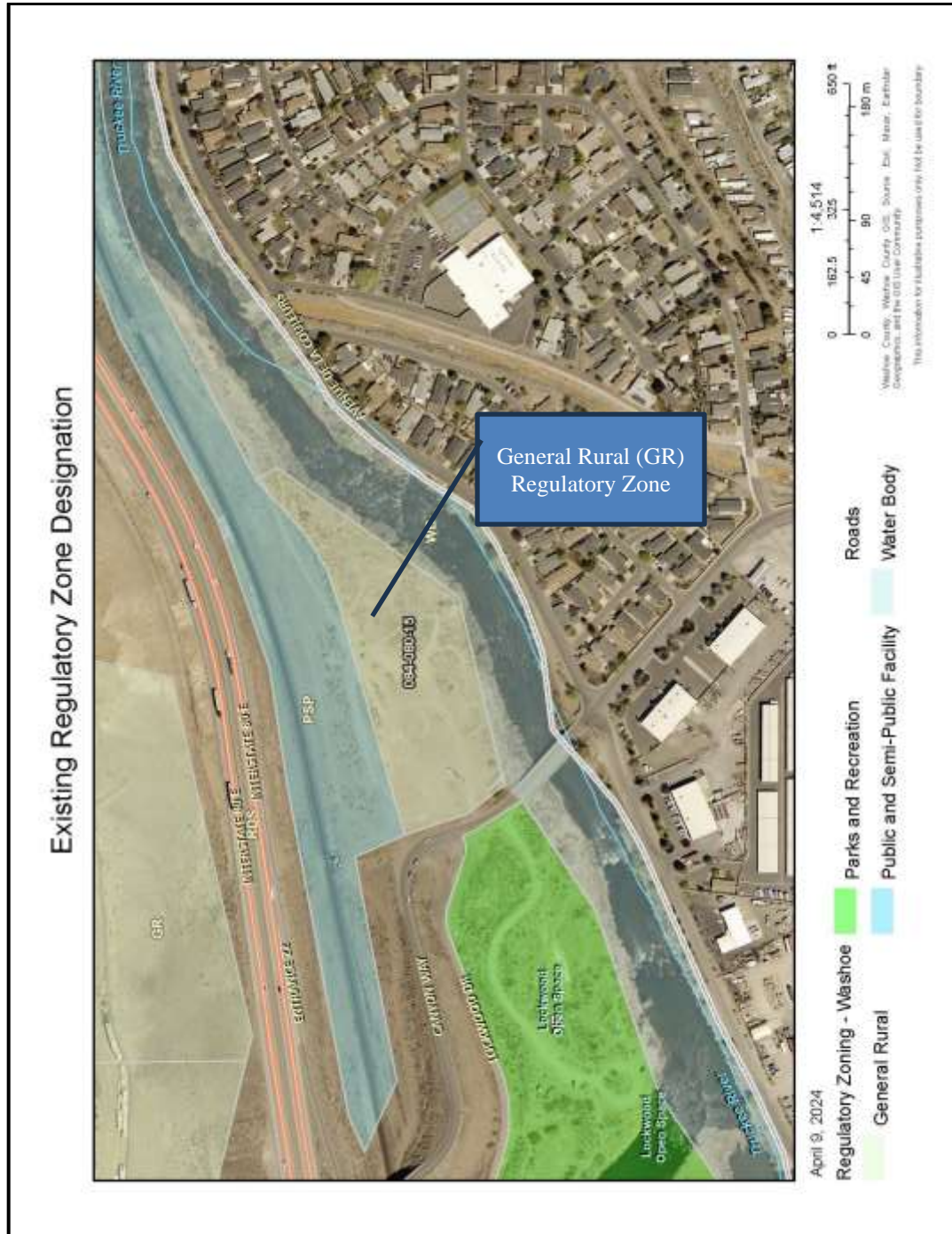


Figure 2  
Proposed Master Plan Designation

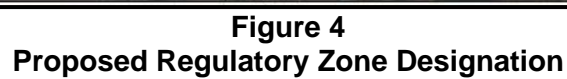


## Existing and Proposed Regulatory Zoning Designations

The request also includes a request to amend the regulatory zone on the 5.65-acre parcel to change the existing zoning from General Rural (GR) to 3.45 acres Industrial (I) and 2.20 acres Open Space (OS). See Figures 3 and 4, Existing and Proposed Regulatory Zone Designations.



**Figure 3**  
**Existing Regulatory Zone Designations**



**Existing Conditions**

The site is located south of Interstate 80 and directly north and adjacent to the Truckee River. Access to the parcel is from Canyon Way. The project area includes one parcel, APN 084-080-15, and consists of 5.65 acres of vacant/undeveloped land.

The parcel is located within the Truckee Canyon Planning Area.

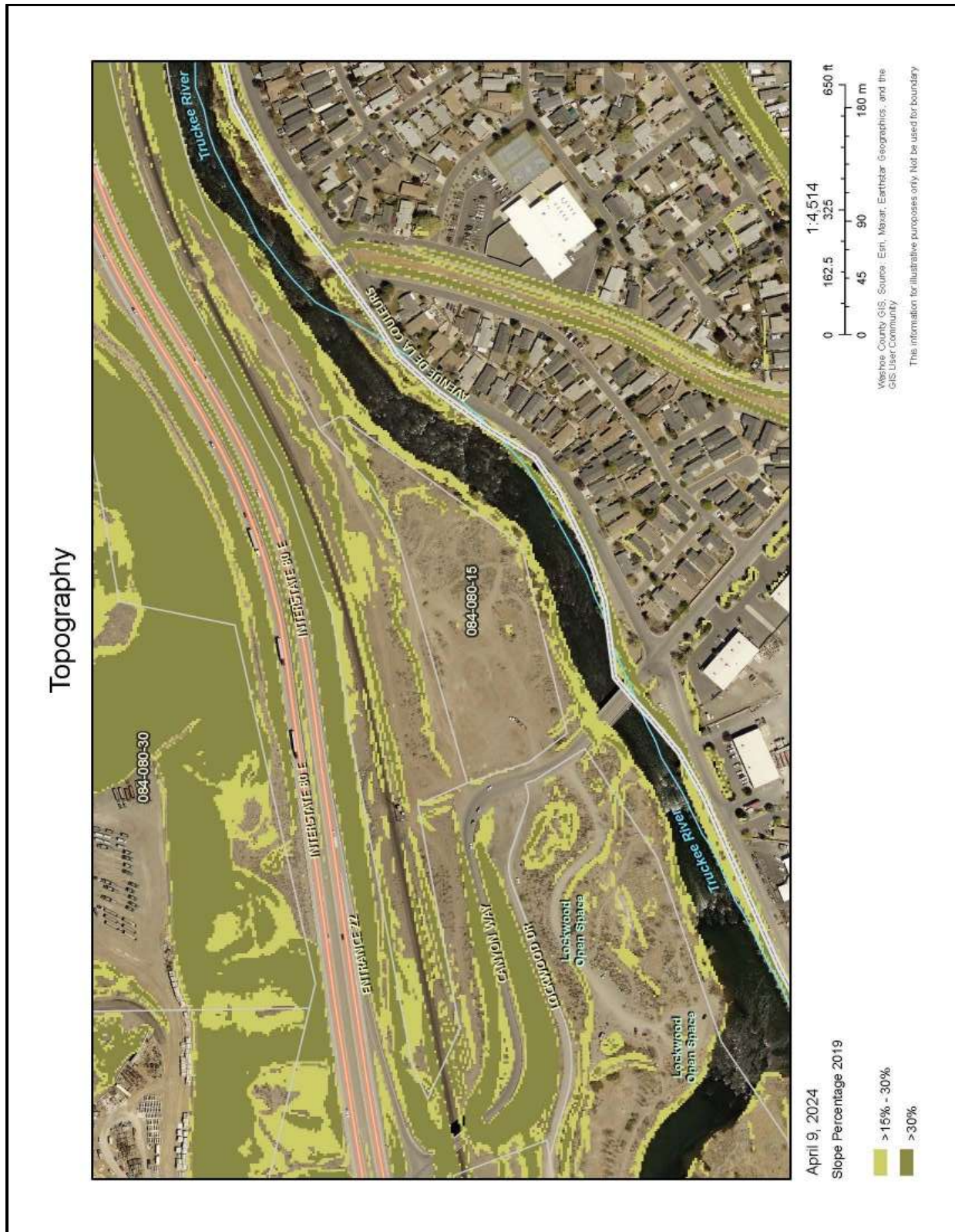
The parcels to the north of the subject parcel have a Master Plan land use designation of Rural (R), to the south is the Truckee River, the parcels to the west have a designation of Rural (R), and to the east is the Truckee River. Directly across the Truckee River is a residential subdivision, and across the Truckee River to the south/southwest is an industrial complex. Both the residential subdivision and the industrial complex are in Storey County. A railroad line lies directly to the north of the subject parcel on the adjacent parcel.

As set forth in Table 4, *Envision Washoe 2040 Master Plan Land Use Designations*, the proposed regulatory zone of Industrial (I) and Open Space (OS) are allowed in the Industrial (I) and Open Space (OS) Master Plan land use designation categories.

The adjacent parcel to the west, which is across Canyon Way, is vacant and undeveloped, as is the parcel directly to the north which includes the railroad line. As mentioned previously, a residential subdivision and industrial complex are located across the Truckee River within Storey County. Parcels to the north and west are similar in size or larger than the subject parcel. The residential parcels to the south across the Truckee River are smaller in size than the subject parcel and the industrial complex to the south/southwest across the Truckee River is larger than the subject parcel.

The subject parcel is undeveloped and covered with native vegetation. The parcel is nearly flat and has minimal portions with slopes between 15% and 30%. See Figure 5 on the following page for slope percentages.





**Figure 5**  
**Slope Percentages**



**Subject Property Surrounding Land Uses and Compatibility****Table 1: Surrounding regulatory zones and existing uses**

Location	Regulatory Zone	Existing Use
North	Public Semi-Public Facilities (PSP)	Undeveloped
South	Industrial and Residential (Storey County)	Truckee River, Single-Family Dwellings, and Industrial Buildings
West	Parks and Recreation (PR)	Undeveloped /Canyon Way
East	Residential (Storey County)	Truckee River and Single-Family Dwellings

Washoe County Code Article 106, Master Plan Categories and Regulatory Zones, Section 110.106.10(f) and (g) state the following:

“Industrial. The Industrial Master Plan category is intended to provide for industrial uses of all types such as manufacturing, warehousing, mining and construction. The Industrial category is intended to create an environment in which industrial operations may be conducted with minimal impact on the natural environment and surrounding land uses. The following Regulatory Zones are allowed in and are consistent with the Industrial Master Plan category: Industrial, Public and Semi-Public Facilities, Specific Plan, Parks and Recreation, and Open Space.”

“Open Space. The Open Space Master Plan category is intended to create, preserve, and connect areas of natural, cultural, and scenic resources, including but not limited to, ridges, stream corridors, natural shoreline, scenic views, agricultural, or other land devoted exclusively to open space uses. The following Regulatory Zones are allowed in and are consistent with the Open Space Master Plan category: Open Space, Public and Semi-Public Facilities, and Parks and Recreation.”

There is only one (1) parcel directly adjacent to the subject property, which is the PSP-zoned parcel to the north which contains a railroad line owned by Union Pacific Railroad. The next closest parcel is the parcel to the west across Canyon Way that is zoned PR. The remaining parcels that are closest are those across the river in Storey County, which are zoned residential and industrial. The proposed Industrial (I) regulatory zone has similar allowed uses per Article 302, *Allowed Uses*, as the PSP zoned parcel that is immediately adjacent to the property. The adjoining and proposed regulatory zones are compatible regulatory zones within the same Master Plan category.

As mentioned above, the purpose of the Industrial regulatory zone is “to provide for industrial uses of all types such as manufacturing, warehousing, mining and construction” and “create an environment in which industrial operations may be conducted with minimal impact on the natural environment and surrounding land uses.” (emphasis added).

To ensure preservation and protection of the water quality of the Truckee River, Article 222, *Truckee Canyon Area*, includes Section 110.222.10, *Truckee River Corridor Standards*, which sets forth the purpose of the section as the following:

*“The purpose of this section, Truckee River Corridor Standards, is to establish regulations to develop, preserve, protect and improve the inherent water quality of the river.”*

WCC Section 110.222.10(b) and (c) of the *Truckee River Corridor Standards* set forth the following in relation to grading and structural setbacks from the Truckee River:

*“(b) Grading. A special use permit, as enumerated in Article 810, Special Use Permits, approved by the Washoe County Board of Adjustment, shall be required for all grading and earthmoving activities within the 100-year floodplain, or within three hundred (300) feet of the center of the Truckee River, whichever is greater.”*

*“(c) Structural Setback. No permanent building structures shall be erected within the 100-year floodplain, or within three hundred (300) feet of the center of the Truckee River, whichever is greater.”*

The 300-foot buffer mentioned in WCC 110.222.10(b) and (c) establishes a developmentally constrained area. It is staff's opinion that locating industrial regulatory zones and uses within the established 300-foot buffer area along the Truckee River conflicts with the stated purpose of WCC 110.222.10 above. Locating industrial regulatory zoning and uses within that buffer area would not “preserve, protect and improve the inherent water quality of the river.”

The application proposes locating the Industrial regulatory zone within three hundred (300) feet of the centerline of the Truckee River on the subject parcel. The Industrial regulatory zone allows intense uses, many of which are allowed by right. The intent and expectation are for the regulatory zone to be utilized for the intent set forth in the definition of the Industrial regulatory zone. Allowing intense Industrial uses (e.g., warehousing, manufacturing, mining, construction) are not uses that would constitute a “minimal impact on the natural environment.” *Therefore, as the proposal includes amending the master plan and regulatory zone to Industrial in a developmentally constrained area adjacent to the Truckee River, the proposal is in conflict with the Development Code and the purpose of the Industrial regulatory zone.*

**2040 Master Plan Consistency**

The proposed amendment is consistent with the Envision Washoe 2040 Master Plan Truckee Canyon Planning Area's Vision Statement as described in the following section.

**Table 2: Master Plan Conformance**

Vision Statement	Explanation of Conformance with Vision Statement
<p><i>"The community looks to the future through a lens of conservation to provide longevity for the beauty and health of the community by thoughtful development that complements the land and serves its people."</i></p>	<p>Future development of the project area will be subject to the design standards of Washoe County Development Code (and all other applicable governing documents) assuring such scenic protections. The applicable codes, as well as the Open Space zoning coterminous with the Zone AE Special Flood Hazard Area, will help ensure thoughtful development of the parcel.</p> <p>The proposed amendment will promote the desired pattern for the orderly physical growth of the County by allowing for industrial use on a portion of the subject property while restricting development of the remaining portion of the property due to the proposed Open Space land use designation to be coterminous with the Zone AE Special Flood Hazard Area (SFHA) (see map on page 15). The Zone AE Special Flood Hazard Area is the area of 100-year flood that has the base flood elevation determined. As the Zone AE SFHA is coterminous with the Truckee River, this area is considered a "Floodway" pursuant to WCC Section 110.902.15, General Definitions, which states a floodway is "the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one (1) foot." Pursuant to WCC Section 110.416.70, Flood Hazard Reduction: Prohibited Uses and Structures within Floodways, "Every new encroachment, including fill, new construction, substantial improvement and other development, is prohibited in a designated floodway." Therefore, to ensure development does not occur within the floodway, the Open Space zoning is being proposed coterminous to the Zone AE SFHA.</p>

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The proposed amendments are not consistent with all the applicable Envision Washoe 2040 Priority Principles & Policies as described in Table 3.

**Table 3: Master Plan Element Conformance Priority Principles & Policies**

Master Plan Element	Priority Principles & Policies	Explanation of Conformance with Priority Principles & Policies
Regional Form and Coordination Principle 3. Utilize land use transportation decisions to support a healthy economic base.		
RFC 2.4 - Promote new industrial land use and zoning where services are available or can be provided in accordance with the Regional Plan.		The proposed amendment would allow for the establishment of new industrial uses. The project was sent for review to the TMRPA and TMRPA provided comments stating that water rights are required to serve the parcel (Exhibit A). The subject parcel, per the comment from Northern Nevada Public Health - Environmental Health (Exhibit A), the subject parcel would be served by a commercial well and commercial septic system. Comment was also provided by the Nevada Division of Water Resources which stated that there are no water rights associated with the property and that the property is within the Truckee Meadows Water Authority (TMWA) for water service, which would require the submission of a will serve letter from TMWA to the State Engineer prior to development of the parcel. Therefore, water service may be available to serve the parcel, but sewer service is not readily available.
Land Use Principle 1. Facilitate partnerships to ensure land use decisions are based on the best available information.		
LU1.1 - Continue to cooperate with TMRPA to ensure the County's approach to growth and development is consistent with and supportive of the regional vision.		TMRPA received notice of the application and provided comments, included as Exhibit A. A concern was expressed by TMRPA for a portion of the property being within the Zone AE Special Flood Hazard Area (SFHA) and development being prohibited within that area. To address the Zone AE SFHA, the applicant has proposed to have the Open Space zoning area conterminous with the Zone AE SFHA to ensure no structures will be built within the Zone AE SFHA. If approved, the Open Space land use designation would comprise approximately 2.2 acres of the 5.6-acre parcel.



	<p>The Zone AE Special Flood Hazard Area is the area of 100-year flood that has the base flood elevation determined. As the Zone AE SFHA is coterminous with the Truckee River, this area is considered a "Floodway" pursuant to WCC Section 110.902.15, General Definitions, which states a floodway is "the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one (1) foot." Pursuant to WCC Section 110.416.70, <i>Flood Hazard Reduction: Prohibited Uses and Structures within Floodways</i>, "Every new encroachment, including fill, new construction, substantial improvement and other development, is prohibited in a designated floodway." Therefore, to ensure development does not occur within the floodway, the Open Space zoning is being proposed coterminous to the Zone AE SFHA.</p>
<p><b>LU1.2</b> - Provide a variety of opportunities to involve the community in the review of future growth and development.</p>	<p>In addition to County-required noticing per NRS for the Planning Commission meeting, the applicant held the required and duly noticed neighborhood meeting, which included noticing Washoe County residents as well as those residents in Storey County within 750 feet of the subject property, to solicit feedback and comment from adjoining property owners prior to submittal of a formal application. Further, the County's Neighborhood Meeting HUB webpage (<a href="https://neighborhood-washoe.hub.arcgis.com/">https://neighborhood-washoe.hub.arcgis.com/</a>) allows for an additional opportunity for community engagement and feedback for the project.</p>
<p><b>LU1.3</b> - Continue to coordinate land use policies and decisions with the public health goals of the Northern Nevada Public Health (NNPH).</p>	<p>Northern Nevada Public Health received a notice of the application and provided comments stating that any future development of the land for an industrial use would require a commercial well and septic system.</p>
<p><b>Land Use Principle 4.</b> Design communities and neighborhoods to create a strong sense of place.</p>	
<p><b>LU4.1</b> - Encourage design of industrial, commercial, and multifamily uses to contribute to the community's sense of place rather than detract from it.</p>	<p>The proposed project is for the establishment of industrial zoning to allow for industrial uses.</p>

The proposed amendments are not consistent with all the applicable Envision Washoe 2040 Priority Principles & Policies for the Truckee Canyon Planning Area, as described in Table 4.

**Table 4: Master Plan Conformance with Truckee Canyon Planning Area Priority Principles & Policies**

Priority Principles & Policies	Explanation of Conformance with Priority Principles & Policies
<b>Conservation of Natural and Cultural Resources Principle 3.</b> Protect key wildlife and vegetation resources.	
<p><b>NCR Policy 3.1</b> Protect key wildlife and fishery habitats; habitats of threatened, endangered, or rare species; key migration routes; and areas important for scientific study.</p>	<p>To address the potential for wildlife and their habitats present on the property, the applicant hired Phelps Engineering Design and Development Services to conduct a Biological Resources Screening Report (Report) (Exhibit H). The purpose of the Report is to provide a “desktop level” biological resource investigation to identify areas for future field work and possible mitigation strategies. The report found no substantial evidence concerning wildlife or habitats existing on the property.</p> <p>The area coterminous with the Zone AE Special Flood Hazard Area is proposed as the Open Space land use designation to ensure no development within the Zone AE boundaries. The Open Space designation would also serve to address any impacts to wildlife and riparian areas. The Open Space land use designation will comprise approximately 2.2 acres of the 5.6-acre parcel.</p>
<b>Conservation of Natural and Cultural Resources Principle 4.</b> Protect and improve water resources.	
<p><b>NCR Policy 4.2</b> Buffer water bodies, seeps, springs, playas, wetlands, and riparian areas from development.</p>	<p>The area coterminous with the Zone AE Special Flood Hazard Area is proposed as the Open Space land use designation to ensure no development within the Zone AE boundaries. The Open Space designation would also serve to address any impacts to riparian areas.</p>
<p><b>NCR Policy 4.5</b> Continue to implement the One Truckee River Management Plan to protect the Truckee River and its tributaries and apply best practices to all stretches of the Truckee River in Washoe County.</p>	<p>The One Truckee River Management Plan (Exhibit G), developed by One Truckee River, focuses on improving the health of the river through long-term and sustainable management strategies. Specifically Objective 1.1, <i>Assure that storm drains are delivering the cleanest water into the river</i>, of the One</p>



	<p>Truckee River Management Plan states the following:</p> <p><i>“Polluted storm water runoff is transported from smaller storm drain systems and ultimately discharged into local rivers and streams without treatment. Common pollutants include oil and grease from roadways, pesticides from lawns, sediment from construction sites, and discarded trash such as cigarette butts, paper wrappers and plastic bottles. These pollutants can end up in the Truckee River and have a negative impact by discouraging recreational use, contaminating drinking water supplies, and interfering with the habitat for fish, other aquatic organisms, and wildlife.”</i></p> <p>Allowing intense uses, such as Industrial uses, including uses that do not require the construction of a building such as a parking area, within the development constraints on the parcel specifically related to the Truckee River does not support Objective 1.1 of the One Truckee River Management Plan, which is not in conformance with Master Plan NCR Policy 4.5.</p>
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### **Neighborhood Meeting**

NRS 278.210(2) and WCC Section 110.820.20 require a neighborhood meeting for any proposed Master Plan Amendment. The neighborhood meeting was held on December 28, 2023, at 5:30 pm via Zoom. A total of six (6) members of the public attended the meeting.

The common concerns from the public and the comments from the applicant’s consultant, Phelps Engineering, were as follows:

#### Public Concerns:

- Some neighbors were concerned that the notices were not sent to all 500 homes in Rainbow Bend (Storey County).
- Leach field could encroach into underground flow water table of Truckee River.
- Canyon Way may not be capable of handling increased traffic load
- Increased noise / light levels.

#### Consultant Comments:

- Notices were sent to approximately 130 neighboring property owners – addresses were those as required by Washoe County which is parcels within 750 feet.
- Development on the property will be located outside the floodplain.

- Storey County representatives are interested in holding in person meetings with the developers in the future.
- The developer (Lockwood Development LLC) is willing to meet with Storey County in the future to discuss project details.
- Developer will consider landscape screening on south side of property for visual abatement from properties across river.

### **Public Notice**

Notice for Master Plan Amendments must be given in accordance with the provisions of Nevada Revised Statutes 278.210(1), as amended, and WCC Section 110.820.23. Notice for Regulatory Zone Amendments must be given in accordance with the provisions of Nevada Revised Statutes 278.260, as amended, and WCC Section 110.821.20.

Notice was provided in a newspaper of general circulation within Washoe County at least 10 days before the public hearing date. A legal ad was placed with the Reno Gazette Journal.

### **Reviewing Agencies**

The following agencies/individuals received a copy of the project application for review and evaluation. Some provided comments, but none recommended denial.

Agencies	Sent to Review	Responded	Provided Conditions	Contact
NDOT (Transportation)	X			
NDOW (Wildlife)	X	X		
NV Water Resources	X	X	X	Steve Shell, <a href="mailto:sshell@water.nv.gov">sshell@water.nv.gov</a>
Washoe County Animal Services	X	X		
Washoe County District Attorney, Civil Division	X			
Washoe County Operations Division Director	X			
Washoe County Water Resource Planning	X			
WCSO Law Enforcement	X	X		
Washoe County Engineering (Land Development) (All Apps)	X	X		
NNPH Air Quality	X			
NNPH Environmental Health	X	X	X	No specific contact - <a href="mailto:emsprogram@washoecounty.gov">emsprogram@washoecounty.gov</a>
TMFPD	X	X	X	Frank Marvitz, <a href="mailto:fmarvitz@cityofsparks.us">fmarvitz@cityofsparks.us</a>
Truckee Meadows Regional Planning	X	X		
NV Energy	X			
Storey County Planning Department	X	X		Kathy Canfield < <a href="mailto:kcanfield@storeycounty.org">kcanfield@storeycounty.org</a> > ; Lyndi Renaud < <a href="mailto:lrenaud@storeycounty.org">lrenaud@storeycounty.org</a> >

Additionally, Washoe County Water Rights provided comment which is included in Exhibit A.

### **Public Comment**

As shown in Exhibit B, proper noticing occurred for the project. No public comments prior to the public hearing were received as a result of the noticing.

**Staff Comment on Required Findings – Master Plan Amendment**

WCC Section 110.820.15(d) requires the Planning Commission to make at least three (3) of the five (5) findings of fact to recommend approval of the amendments to the Washoe County Board of County Commissioners. The following findings and staff comments on each finding are presented for the Planning Commission's consideration:

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.

*Staff Comment: An analysis of the compliance with the master plan is in this staff report. As described above, the proposed master plan amendment does not comply with the master plan, specifically RFC Policy 2.4, NCR Policy 4.5, and LU Policy 1.1. It proposes to allow intense industrial uses in developmentally constrained areas, which is in conflict with Master Plan RFC Policy 2.4, NCR Policy 4.5, and LU Policy 1.1, and the purpose of the Industrial regulatory zone.*

*The purpose of the Industrial regulatory zone is to allow intense uses in an environment in which industrial operations may be conducted with minimal impact on the natural environment. The Master Plan references the One Truckee River Corridor Management Plan, which, in conjunction with the City of Sparks and Reno, was developed to ensure the protection and preservation of the Truckee River. The Master Plan and Washoe County Code contain multiple sections concerning preservation and approval of the proposed amendment with intense industrial uses would be in direct conflict with the Master Plan and Washoe County Code.*

*The One Truckee River Management Plan (Exhibit G), developed by One Truckee River, focuses on improving the health of the river through long-term and sustainable management strategies. Specifically Objective 1.1, Assure that storm drains are delivering the cleanest water into the river, of the One Truckee River Management Plan states the following:*

*“Polluted storm water runoff is transported from smaller storm drain systems and ultimately discharged into local rivers and streams without treatment. Common pollutants include oil and grease from roadways, pesticides from lawns, sediment from construction sites, and discarded trash such as cigarette butts, paper wrappers and plastic bottles. These pollutants can end up in the Truckee River and have a negative impact by discouraging recreational use, contaminating drinking water supplies, and interfering with the habitat for fish, other aquatic organisms, and wildlife.”*

*Allowing intense uses, such as Industrial uses, including uses that do not require the construction of a building such as a parking area, within the development constraints on the parcel specifically related to the Truckee River, in staff's opinion, does not support Objective 1.1 of the One Truckee River Management Plan, which is not in conformance with Master Plan NCR Policy 4.5.*

*In regard to the availability of services, such as water and sewer, the subject parcel would be served by a commercial well and commercial septic system, and there may be a potential for the parcel to be served by TMWA for water service. Truckee Meadows Regional Planning Agency (TMRPA) provided comment stating the “future water rights to serve the project are needed” and the Nevada Division of Water Resources stated that there are no water rights associated with the property and that the property is within the Truckee Meadows Water Authority (TMWA) for water service, which would require the*

*submission of a will serve letter from TMWA to the State Engineer prior to development of the parcel.*

2. Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.

*Staff Comment: The proposed amendment is partially compatible with adjacent land uses. The project information was sent to Storey County Planning staff for review. Comments (Exhibit A) were provided concerning the lack of compatibility of industrial land uses with the neighboring residential subdivision within Storey County located immediately to the south across the Truckee River from the subject parcel. However, in the vicinity, both within Washoe County and Storey County, there are parcels with industrial land uses. For example, the parcels directly to the east, which are less than 2,000 feet from the residential subdivision, were zoned Industrial by Washoe County in 2011 and are adjacent to the Truckee River. Furthermore, to the west of the residential subdivision in Storey County is an industrial complex. Therefore, while locating industrial regulatory zoning across from an established residential subdivision would generally not be considered compatible with adjacent land uses, in this area, it is not uncommon to have industrial land uses within close range of residential land uses.*

*Several agencies related to public health and safety—including the Truckee Meadows Fire Protection District, the Washoe County Health District, the Washoe County Sheriff, and the Washoe County Engineering Division—reviewed this proposal and had no concerns.*

3. Response to Change Conditions. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.

*Staff Comment: It does not appear that the proposed amendment is responding to changed conditions or any further studies that have occurred since the current Master Plan land use designation was adopted. The applicants have not submitted any such studies indicating a desired change from Rural (R) (like surrounding properties) to Industrial (I) is warranted. Rather, the applicants are seeking a master plan amendment in order to pursue establishing an industrial development. The property is bordered by the Truckee River and a residential subdivision to the south and east, Interstate 80 and railroad to the north, and Canyon Way and a Parks & Recreation parcel to the west. The proposed industrial land use is a more intense use compared to the existing residential land use. Given the development constraints of the subject parcel and the areas to be designated Industrial which encroach upon the developmentally constrained area, this particular amendment does not represent a more desirable utilization of land.*

4. Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed master plan designation.

*Staff Comment: In regard to the availability of services, such as water and sewer, the subject parcel would be served by a commercial well and commercial septic system, and there may be a possibility of water service provided by TMWA. The Truckee Meadows Regional Planning Agency (TMRPA) provided comment stating the “future water rights to serve the project are needed” and the Nevada Division of Water Resources stated that there are no water rights associated with the property and that the property is within the Truckee Meadows Water Authority (TMWA) for water service, which would require the*

*submission of a will serve letter from TMWA to the State Engineer prior to development of the parcel.*

*NV Energy provides electricity to the area – electricity is available or can be made available to serve the subject property.*

*Access to the property is provided by Canyon Way, which is a paved county-maintained road. Project information was provided to Washoe County Engineering and no comments in opposition of the project were received.*

*Fire protection is provided by the Truckee Meadows Fire Protection District. Project information was provided to Truckee Meadows Fire Protection District and no comments in opposition of the project were received.*

*As the proposal is for an industrial development, recreation facilities are not anticipated to be impacted or expanded in the surrounding area to accommodate the uses allowed in the Industrial regulatory zone.*

*All impacted agencies received a notice of the application for the amendment and no comments in opposition were received.*

5. Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.

*Staff Comment: The proposed Industrial Master Plan land use designation extends into the development constraints area of the Truckee River, which is not suitable for development. Use intensification in southern areas of the subject property will have greater impacts on the Truckee River, which is to be preserved and protected. Intensification in developmentally constrained areas is not the desired pattern of orderly physical growth in the county, as expressed in the Washoe County Master Plan and in the Washoe County Development Code.*

*The One Truckee River Management Plan (Exhibit G), developed by One Truckee River, focuses on improving the health of the river through long-term and sustainable management strategies. Specifically Objective 1.1, Assure that storm drains are delivering the cleanest water into the river, of the One Truckee River Management Plan states the following:*

*“Polluted storm water runoff is transported from smaller storm drain systems and ultimately discharged into local rivers and streams without treatment. Common pollutants include oil and grease from roadways, pesticides from lawns, sediment from construction sites, and discarded trash such as cigarette butts, paper wrappers and plastic bottles. These pollutants can end up in the Truckee River and have a negative impact by discouraging recreational use, contaminating drinking water supplies, and interfering with the habitat for fish, other aquatic organisms, and wildlife.”*

*Allowing intense uses, such as Industrial uses, including uses that do not require the construction of a building such as a parking area, within the development constraints on the parcel specifically related to the Truckee River does not support Objective 1.1 of the One Truckee River Management Plan, which is not in conformance with Master Plan NCR Policy 4.5.*

**Staff Comment on Required Findings—Regulatory Zone Amendment**

WCC Section 110.821.15(d) of Article 821, *Amendment of Regulatory Zone*, requires that all of the following findings be made to the satisfaction of the Washoe County Planning Commission before recommending adoption to the Board of County Commissioners. The following findings and staff comments on each finding are presented for the Planning Commission's consideration:

1. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan and the Regulatory Zone Map.

*Staff Comment: An analysis of the compliance with the master plan is in this staff report. As described above, the proposed master plan amendment does not comply with the master plan, specifically RFC Policy 2.4, NCR Policy 4.5, and LU Policy 1.1. It proposes to allow intense industrial uses in developmentally constrained areas, which is in conflict with Master Plan RFC Policy 2.4, NCR Policy 4.5, LU Policy 1.1, and the purpose of the Industrial regulatory zone.*

*The purpose of the Industrial regulatory zone is to allow intense uses in an environment in which industrial operations may be conducted with minimal impact on the natural environment. The Master Plan references the One Truckee River Corridor Management Plan, which, in conjunction with the City of Sparks and Reno, was developed to ensure the protection and preservation of the Truckee River. The Master Plan and Washoe County Code contain multiple sections concerning the preservation approval of the proposed amendment with intense industrial uses would be in direct conflict with the Master Plan and Washoe County Code.*

*The One Truckee River Management Plan (Exhibit G), developed by One Truckee River, focuses on improving the health of the river through long-term and sustainable management strategies. Specifically Objective 1.1, Assure that storm drains are delivering the cleanest water into the river, of the One Truckee River Management Plan states the following:*

*"Polluted storm water runoff is transported from smaller storm drain systems and ultimately discharged into local rivers and streams without treatment. Common pollutants include oil and grease from roadways, pesticides from lawns, sediment from construction sites, and discarded trash such as cigarette butts, paper wrappers and plastic bottles. These pollutants can end up in the Truckee River and have a negative impact by discouraging recreational use, contaminating drinking water supplies, and interfering with the habitat for fish, other aquatic organisms, and wildlife."*

*Allowing intense uses, such as Industrial uses, including uses that do not require the construction of a building such as a parking area, within the development constraints on the parcel specifically related to the Truckee River, in staff's opinion, does not support Objective 1.1 of the One Truckee River Management Plan, which is not in conformance with Master Plan NCR Policy 4.5.*

*In regard to the availability of services, such as water and sewer, the subject parcel would be served by a commercial well and commercial septic system and may have the possibility of being served by TMWA for water service. The Truckee Meadows Regional Planning Agency (TMRPA) provided comment stating the "future water rights to serve the project are needed" and the Nevada Division of Water Resources stated that there are no water rights associated with the property and that the property is within the Truckee Meadows Water Authority (TMWA) for water service, which would require the submission of a will serve letter from TMWA to the State Engineer prior to development of the parcel.*

2. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.

*Staff Comment: The proposed amendment is partially compatible with adjacent land uses. The project information was sent to Storey County Planning staff for review. Comments (Exhibit A) were provided concerning the lack of compatibility of industrial land uses with the neighboring residential subdivision within Storey County located immediately to the south across the Truckee River from the subject parcel. However, in the vicinity, both within Washoe County and Storey County, there are parcels with industrial land uses. For example, the parcels directly to the east, which are less than 2,000 feet from the residential subdivision, were zoned Industrial by Washoe County in 2011 and are adjacent to the Truckee River. Furthermore, to the west of the residential subdivision in Storey County is an industrial complex. Therefore, while locating industrial regulatory zoning across from an established residential subdivision would generally not be considered compatible with adjacent land uses, in this area, it is not uncommon to have industrial land uses within close range of residential land uses.*

*Several agencies related to public health and safety—including the Truckee Meadows Fire Protection District, the Washoe County Health District, the Washoe County Sheriff, and the Washoe County Engineering Division—reviewed this proposal and had no concerns.*

3. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.

*Staff Comment: It does not appear that the proposed amendment is responding to changed conditions or any further studies that have occurred since the current Master Plan land use designation was adopted. The applicants have not submitted any such studies indicating a desired change from Rural (R) (like surrounding properties) to Industrial (I) is warranted. Rather, the applicants are seeking a master plan amendment in order to pursue establishing an industrial development. The property is bordered by the Truckee River and a residential subdivision to the south and east, Interstate 80 and railroad to the north, and Canyon Way and a Parks & Recreation parcel to the west. The proposed industrial land use is a more intense use compared to the existing residential land use. Given the development constraints of the subject parcel and the areas to be designated Industrial which encroach upon the developmentally constrained area, this particular amendment does not represent a more desirable utilization of land.*

4. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed amendment.

*Staff Comment: In regard to the availability of services, such as water and sewer, the subject parcel would be served by a commercial well and commercial septic system, and there may be a possibility of water service provided by TMWA. The Truckee Meadows Regional Planning Agency (TMRPA) provided comment stating the “future water rights to serve the project are needed” and the Nevada Division of Water Resources stated that there are no water rights associated with the property and that the property is within the Truckee Meadows Water Authority (TMWA) for water service, which would require the submission of a will serve letter from TMWA to the State Engineer prior to development of the parcel.*

*NV Energy provides electricity to the area – electricity is available or can be made available to serve the subject property.*



*Access to the property is provided by Canyon Way, which is a paved county-maintained road. Project information was provided to Washoe County Engineering and no comments in opposition of the project were received.*

*Fire protection is provided by the Truckee Meadows Fire Protection District. Project information was provided to Truckee Meadows Fire Protection District and no comments in opposition of the project were received.*

*As the proposal is for an industrial development, recreation facilities are not anticipated to be impacted or expanded in the surrounding area to accommodate the uses allowed in the Industrial regulatory zone.*

*All impacted agencies received a notice of the application for the amendment and no comments in opposition were received.*

5. The proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan.

*Staff Comment: An analysis of the compliance with the master plan is in this staff report. As described above, the proposed regulatory zone amendment does not comply with the master plan. It proposes to intensify industrial uses in developmentally constrained areas, which is in contravention of policies within the master plan.*

6. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.

*Staff Comment: The proposed Industrial Master Plan land use designation extends into the development constraints area of the Truckee River, which is not suitable for development. Use intensification in southern areas of the subject property will have greater impacts on the Truckee River, which is to be preserved and protected. Intensification in developmentally constrained areas is not the desired pattern of orderly physical growth in the county, as expressed in the Washoe County Master Plan and in the Washoe County Development Code.*

*The One Truckee River Management Plan (Exhibit G), developed by One Truckee River, focuses on improving the health of the river through long-term and sustainable management strategies. Specifically Objective 1.1, Assure that storm drains are delivering the cleanest water into the river, of the One Truckee River Management Plan states the following:*

*“Polluted storm water runoff is transported from smaller storm drain systems and ultimately discharged into local rivers and streams without treatment. Common pollutants include oil and grease from roadways, pesticides from lawns, sediment from construction sites, and discarded trash such as cigarette butts, paper wrappers and plastic bottles. These pollutants can end up in the Truckee River and have a negative impact by discouraging recreational use, contaminating drinking water supplies, and interfering with the habitat for fish, other aquatic organisms, and wildlife.”*

*Allowing intense uses, such as Industrial uses, including uses that do not require the construction of a building such as a parking area, within the development constraints on the parcel specifically related to the Truckee River does not support Objective 1.1 of the One Truckee River Management Plan, which is not in conformance with Master Plan NCR Policy 4.5.*

### **Master Plan Recommendation**

After a thorough analysis and review, Master Plan Amendment Case Number WMPA24-0002 is being brought to the Planning Commission with neither a recommendation for approval nor denial. Staff recommends the Planning Commission evaluate the analysis provided in the staff report, the application materials, consider the public testimony at the hearing and determine whether or not the proposal meets the required findings of fact. Staff offers the following motions for the Board's consideration.

### **Master Plan Amendment Motion for Approval**

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission adopt the resolution contained at Exhibit H of this staff report to amend the Master Plan as set forth in Master Plan Amendment Case Number WMPA24-0002 having made the following five findings in accordance with Washoe County Code Section 110.820.15(d). I further move to certify the resolution and the proposed Master Plan Amendment in WMPA24-0002 as set forth in this staff report for submission to the Washoe County Board of County Commissioners and authorize the chair to sign the resolution on behalf of the Planning Commission.

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.
2. Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.
3. Response to Change Conditions. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.
4. Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed Master Plan designation.
5. Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.

### **Master Plan Amendment Motion for Denial**

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission deny Master Plan Amendment Case Number WMPA24-0002, being unable to make at least three of the following five findings in accordance with Washoe County Code Section 110.820.15(d):

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.
2. Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.
3. Response to Change Conditions. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board

of County Commissioners, and the requested amendment represents a more desirable utilization of land.

4. Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed Master Plan designation.
5. Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.

### **Regulatory Zone Amendment Recommendation**

After a thorough analysis and review, Regulatory Zone Amendment Case Number WRZA24-0002 is being brought to the Planning Commission with neither a recommendation for approval nor denial. Staff recommends the Planning Commission evaluate the analysis provided in the staff report, the application materials, consider the public testimony at the hearing and determine whether or not the proposal meets the required findings of fact. Staff offers the following motions for the Board's consideration.

### **Regulatory Zone Amendment Motion for Approval**

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Planning Commission adopt the resolution included as Exhibit I, recommending adoption of Regulatory Zone Amendment Case Number WRZA24-0002, having made all of the following findings in accordance with Washoe County Code Section 110.821.15(d). I further move to certify the resolution and the proposed Regulatory Zone Amendment in WRZA24-0002 as set forth in this staff report for submission to the Washoe County Board of Commissioners and authorize the chair to sign the resolution on behalf of the Washoe County Planning Commission.

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan and the Regulatory Zone Map.
2. Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.
3. Response to Change Conditions; more desirable use. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.
4. Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed amendment.
5. No Adverse Effects. The proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan.
6. Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.

**Regulatory Zone Amendment Motion for Denial**

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Planning Commission deny Regulatory Zone Amendment Case Number WRZA24-0002, being unable to make all the required findings in accordance with Washoe County Code Section 110.821.15(d) [specify particular findings that cannot be made], including:

7. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan and the Regulatory Zone Map.
8. Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.
9. Response to Change Conditions; more desirable use. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.
10. Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed amendment.
11. No Adverse Effects. The proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan.
12. Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.

**Appeal Process**

Planning Commission action will be effective 10 calendar days after the written decision is filed with the Secretary to the Planning Commission and mailed to the original applicant, unless the action is appealed to the Washoe County Board of County Commissioners, in which case the outcome of the appeal shall be determined by the Washoe County Board of County Commissioners. Any appeal must be filed in writing with the Planning and Building Division within 10 calendar days from the date the written decision is filed with the Secretary to the Planning Commission and mailed to the original applicant.

Applicant/Owner: Lockwood Development Group LLC; Parker@DevelopersIG.com

Representatives: Phelps Engineering Services, Inc.; Devin Perry, Planning Manager, dperry@phelpsengineering.net

Action Order xc: Jennifer Gustafson, District Attorney's Office; Keirsten Beck, Assessor's Office; Rigo Lopez, Assessor's Office; Rob Wimer, Engineering and Capital Projects; Dale Way, Truckee Meadows Fire Protection District; Truckee Meadows Regional Planning Agency; James English, Northern Nevada Public Health (Environmental Health).

**From:** [Wines-Jennings, Tammy L](#)  
**To:** [Evans, Timothy](#)  
**Cc:** [Schull, Shyanne](#)  
**Subject:** WMPA24-0002/WRZA24-0002  
**Date:** Friday, January 12, 2024 1:42:52 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)

---

Hello,

I see no concerns from an Animal Services perspective.

Thank You,



**Tammy Wines-Jennings**

**Assistant Director | Washoe County Regional Animal Services**

[twines-jennings@washoecounty.gov](mailto:twines-jennings@washoecounty.gov) | Office: 775.353.8945 | Dispatch:: 775.322.3647

2825 Longley Lane., Suite A, Reno, NV 89502



**From:** [Roman, Brandon](#)  
**To:** [Evans, Timothy](#)  
**Subject:** FW: January Agency Review Memo II  
**Date:** Tuesday, January 16, 2024 7:28:01 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)

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Agency Review for you.

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**From:** Katie Andrie <kmandrie@ndow.org>  
**Sent:** Sunday, January 14, 2024 3:52 PM  
**To:** Roman, Brandon <BRoman@washoecounty.gov>  
**Subject:** RE: January Agency Review Memo II

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

NDOW does not have comments on these items.

Thank you,

Kaite

---

**From:** Roman, Brandon <[BRoman@washoecounty.gov](mailto:BRoman@washoecounty.gov)>  
**Sent:** Friday, January 12, 2024 1:35 PM  
**Subject:** January Agency Review Memo II

**WARNING** - This email originated from outside the State of Nevada. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good afternoon,

Please remember to send agency review responses/comments directly to the Planner for the case, rather than replying to me.

Please find the attached **Agency Review Memo II** with cases received in **January** by Washoe County Community Services Department, Planning and Building Division. You've been asked to review the application for **Item #3**. The item description and link to the application are provided in the memo. **Comments are due by January 26, 2024.**

Sincerely,

| **Brandon Roman**



**Office Support Specialist, Planning & Building Division | Community Services Department**

[broman@washoecounty.gov](mailto:broman@washoecounty.gov) | Direct Line: 775.328.3606

My working hours: Monday-Friday 7:00am to 3:30pm

Visit us first online: [www.washoecounty.gov/csd](http://www.washoecounty.gov/csd)

Planning Division: 775.328.6100 | [Planning@washoecounty.gov](mailto:Planning@washoecounty.gov)

CSD Office Hours: Monday-Friday 8:00am to 4:00pm

1001 East Ninth Street, Reno, NV 89512



Have some kudos to share about a Community Services Department employee or experience?

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**From:** [Steve Shell](#)  
**To:** [Evans, Timothy](#)  
**Subject:** WMPA24-0002 WRZA24-0002  
**Date:** Tuesday, January 16, 2024 9:07:46 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.jpg](#)  
[image006.png](#)  
[image008.png](#)  
[image010.jpg](#)  
[image011.jpg](#)  
[image012.jpg](#)

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[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

The subject property lies within the Truckee Meadows Water Authority service area. Municipal water service is subject to Truckee Meadows Water Authority rules and regulations and approval by the Office of the State Engineer regarding water quantity and availability. A Will Serve from Truckee Meadows Water Authority and a mylar map of the proposed project must be presented to the State Engineer for approval and signed through his office prior to development. There are no water rights associated with this property.

As of June 1, 2021, the Office of the State Engineer is open to the public. Please call 684-2800 upon arrival and a representative will come down to escort you to our office.

Steve Shell  
Water Rights Specialist II  
Department of Conservation and Natural Resources  
Nevada Division of Water Resources  
901 S. Stewart St., Suite 2002  
Carson City, NV 89701  
[sshell@water.nv.gov](mailto:sshell@water.nv.gov)  
(O) 775-684-2836 | (F) 775-684-2811

**From:** [Zirkle, Brandon](#)  
**To:** [Evans, Timothy](#)  
**Subject:** RE: January Agency Review Memo II  
**Date:** Tuesday, January 16, 2024 8:59:46 PM  
**Attachments:** [image006.jpg](#)  
[image007.png](#)  
[image008.png](#)  
[image009.png](#)  
[image010.png](#)  
[image011.png](#)

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Sorry on the delay, The Sheriff's Office has no law enforcement related objection to #3. As long as the county is good with industrial buildings within a flood plain and that close to the river.

Thanks,

**Captain Brandon Zirkle**  
**Washoe County Sheriff's Office**  
**Patrol Command**  
**Office (775) 328-3350**  
**Cell (775) 232-9477**



---

**From:** Roman, Brandon <BRoman@washoecounty.gov>  
**Sent:** Friday, January 12, 2024 1:35 PM  
**To:** Schull, Shyanne <SSchull@washoecounty.gov>; Wines-Jennings, Tammy L <TWines-Jennings@washoecounty.gov>; Crump, Eric S <ECrump@washoecounty.gov>; Handrock, Wayne <WHandrock@washoecounty.gov>; Philumalee, Matthew <MPhilumalee@washoecounty.gov>; WRWC <WRWC@washoecounty.gov>; Zirkle, Brandon <BZirkle@washoecounty.gov>; Rosa, Genine <GRosa@nnph.org>; Restori, Joshua <JRestori@nnph.org>; Program, EMS <EMSProgram@nnph.org>; English, James <JEnglish@nnph.org>; Rubio, Wesley S <WRubio@nnph.org>; Kelly, David A <DAKelly@nnph.org>  
**Cc:** Smith, Dwayne E. <DESmith@washoecounty.gov>; Hein, Stephen <SHein@washoecounty.gov>; Thomas, Janelle K. <JKThomas@washoecounty.gov>; Gustafson, Jennifer <jgustafson@da.washoecounty.gov>; EHS Plan Review <EHSPlanReview@nnph.org>; West, Walt <WWest@washoecounty.gov>; Mullin, Kelly D. <KMullin@washoecounty.gov>; Lloyd, Trevor <TLloyd@washoecounty.gov>; Albarran, Adriana <AAlbarran@washoecounty.gov>; Emerson, Kathy <KEmerson@washoecounty.gov>; Olander, Julee <JOlander@washoecounty.gov>; Weiche,

Courtney <CWeiche@washoecounty.gov>; Evans, Timothy <TEvans@washoecounty.gov>; Oakley, Katherine <KOakley@washoecounty.gov>

**Subject:** January Agency Review Memo II

Good afternoon,

Please remember to send any agency review responses/comments directly to the Planner for the case, rather than replying to me.

Please find the attached **Agency Review Memo II** with cases received in **January** by Washoe County Community Services Department, Planning and Building Division.

You've each been asked to review the applications for the items indicated below. The item descriptions and links to the applications are provided in the memo. **Comments due for all items by January 26, 2024.** Thank you all.

~~~~~

Shyanne and Tammy (Animal Services) – **Item 3**

Chad (GIS) – **Item 2**

Eric (Operations) – **Items 1 and 3**

Faye-Marie (Parks & Open Space) – **Item 2**

Alex (Sewer) – **Item 2**

Wayne and Matt (Surveyor) – **Item 2**

Kim (Water Resource Planning) – **Items #1 and #3**

Timber (Water Rights) – **All Items**

Capt. Zirkle (WCSO) - **Items #1 and #3**

Rob (Land Development) – **All Items**

Dwayne/Stephen/Janelle (Engineering) – **All Items**

Genine and Josh (Air Quality) – **Item 3**

EMS – **Item 1**

David/Jim/Wes (Environmental Health) – **Items #2 and #3**

Sincerely,

Brandon Roman  
Office Support Specialist, Planning & Building Division | Community Services



**Department**

[broman@washoecounty.gov](mailto:broman@washoecounty.gov) | Direct Line: 775.328.3606

My working hours: Monday-Friday 7:00am to 3:30pm

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Planning Division: 775.328.6100 | [Planning@washoecounty.gov](mailto:Planning@washoecounty.gov)

CSD Office Hours: Monday-Friday 8:00am to 4:00pm

1001 East Ninth Street, Reno, NV 89512



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## INITIAL REVIEW MEMORANDUM

TO: Tim Evans, Washoe County

FROM: Nate Kusha, TMRPA

DATE: January 25, 2024

**SUBJECT: TMRPA initial review of the Washoe County case WMPA24-0002 (Lockwood)**

---

This memorandum provides the Truckee Meadows Regional Planning Agency's (TMRPA) initial review comments regarding the subject case (WMPA24-0002), as stated in the 2019 Truckee Meadows Regional Plan (Policy RC 5).

The following constitutes an initial review based on the limited information available at the time of this memorandum. TMRPA recognizes that the proposal may change through the jurisdictional review of the case. Should the case be approved through Washoe County, the proposal will need to be formally submitted to TMRPA for a review of conformance with the 2019 Truckee Meadows Regional Plan in its entirety.

The request, as described in the materials provided by Washoe County, is the following:

**Master Plan Amendment Case Number WMPA24-0002** and Regulatory Zone Amendment Case Number WRZA24-0002 (Lockwood) - **For hearing, discussion, and possible action to approve an amendment to the Truckee Canyon Area Plan, a component of the Washoe County Master Plan, to change the master plan land use designation for APN 084-080-15 from Rural to Industrial and Open Space;** and Recommend adoption of an amendment to the Truckee Canyon Regulatory Zone Map, to change the regulatory zone for APN 084-080-15 from General Rural (GR) to Industrial (I) and Open Space (OS). The Regulatory Zone Amendment is subject to final approval by the Board of County Commissioners of the associated Master Plan Amendment and a finding of conformance with the Truckee Meadows Regional Plan by regional planning authorities.

[TMRPA notes: **bolded text** identifies the portion of the request that is subject to review under the Regional Plan]

### Potential conformance issues

The subject parcel interacts with the FEMA AE Floodway which is considered a development constrained area (DCA) under policy NR 3 of the Regional Plan. Development is prohibited in any portion of the parcel that is in the DCA.

TMRPA Initial Review Memo  
Washoe County, WMPA24-0002  
Page 2

**Regional Plan policies for consideration in the analysis performed by Washoe County**

RF 3 – Density Requirements and Nonresidential Standards  
RF 6 – Rural Area (RA) Requirements  
RF 11 – Compatibility Factors  
PF 1 – List of Facilities and Service Standards  
PF 4 - Rural Area Public Facility/Service Provision Requirements  
RC 9 – Conformance Review Findings  
NR 3 – Development Constraints Areas

**Data and information related to Regional Plan implementation**

Regional Land Designation: Rural Area  
Development Constraint Areas (DCA): AE Floodway

**Request for comment from other local government and/or affected entities**

TMRPA has received correspondence from Storey County stating concerns with this proposal primarily:

- Noise/lighting from industrial uses
- Compatibility of industrial land use with surrounding area (e.g., residential in Rainbow Bend)
- Narrow roadway/offramp not suitable for increased truck traffic

Please contact Kathy Canfield, Planning Manager at the Storey County Planning Department for more information. 775-847-1144, [kcanfield@storeycounty.org](mailto:kcanfield@storeycounty.org)

**Other information for review**

None at this time

**TMRPA Staff Notes**

Master Plan land use change from Rural to Industrial and Open Space on a 5.65 acre parcel in Lockwood. The parcel is directly adjacent to Storey County as well as the Truckee River to the south. Future water rights to serve the project are needed. To mitigate water quality concerns, runoff from the project will be directed to two retention ponds on site designed per the Truckee Meadows Structural Controls Design and Low Impact Development Manual (TMSCD).

Please do not hesitate to contact TMRPA staff at 775-321-8385 if you have any questions or comments on this initial review memorandum. For more information, you can access the [2019 Truckee Meadows Regional Plan](#) and the [Regional Data Viewer](#) at [www.tmrpa.org](http://www.tmrpa.org).



Date: January 26, 2024

To: Tim Evans, Planner

From: Janelle K. Thomas, P.E., C.F.M., Senior Licensed Engineer  
Robert Wimer, P.E., Licensed Engineer

Re: Master Plan Amendment WMPA24-0002; Regulatory Zone Amendment WRZA24-0002  
APN 084-080-15

## GENERAL PROJECT DISCUSSION

Washoe County Engineering and Capital Project staff have reviewed the above referenced application. The Engineering and Capital Projects Division recommends approval with no additional comments or conditions.



# STOREY COUNTY PLANNING DEPARTMENT

Storey County Courthouse  
26 So "B" Street, PO Box 176, Virginia City, NV 89440  
Phone (775) 847-1144 – Fax (775) 847-0949  
[planning@storeycounty.org](mailto:planning@storeycounty.org)  
*Storey County is an equal opportunity provider.*

January 26, 2024

Tim Evans, Planner  
Washoe County  
community Services Department  
Planning and Building Division

Thank you for the opportunity to comment on the submitted Master Plan Amendment Case Number WMPA24-0002 and Regulatory Zone Amendment Case Number WRZA24-002 (Lockwood). Storey County has an interest in the future development of this property due to the close proximity of the Lockwood residential community.

The development of this property has been a subject matter with the Lockwood community for many years. The property is located directly across the Truckee River from the Rainbow Bend subdivision. The nearest homes within the subdivision are approximately 325 feet away from the developable area of the site. Storey County and the residents acknowledge the property owner's rights to develop the property, however, the proposed development should be compatible with the surroundings.

Storey County is willing to work with the applicant of this property to come up with viable options for a compatible land use development so that all entities are satisfied with the results. The existing situation on the parcel does make it easy for nuisances to occur and Storey County is not recommending the parcel remain as-is. Storey County would like to assist in encouraging the most compatible land use for the area along with allowing for the applicant to realize their best return on investment. Storey County has reached out to the applicant and has begun a discussion of our mutual ideas for the site.

Storey County does have concerns about changing the Master Plan and Zoning Ordinance to allow for industrial land uses at this site. It should be noted that the concerns are not necessarily aimed at the applicant's ideas for the site, but the concern that once amended, the land has entitlements that allow for many potential uses and compatibility with the general area is not necessarily a consideration any longer.

The following is a discussion of the concerns regarding amendments to the Master Plan and the Regulatory Zone, based on the Storey County Master Plan and Storey County staff discussions with the Lockwood Community:

## **Master Plan Amendment:**

The 2016 Storey County Master Plan discusses this property with the intent to make the property compatible with the surroundings, not only in Washoe County but Storey County land as well. The existing surrounding land has residential and neighborhood commercial located in Storey County to the south and southwest, a passive recreation park to the west, a rail line and steep slope up to NDOT right-of-way for I-80 to the north and the Truckee River and NDOT right-of-way to the east. The property is at the elevation of the river and is not accessible or readily visible from the I-80 corridor.



The proposal to change the Master Plan designation from Rural to Industrial and Open Space does not appear to follow the land use pattern of this area. Within Washoe County, the industrial uses are located north of the I-80 corridor or are accessed from the Mustang Road exit from I-80. Placing an Industrial designation for an isolated approximate five acre parcel, surrounded by non-industrial uses, does not appear appropriate at this time. The Open Space designation does make sense as it appears to follow the FEMA mapped floodway/floodplain for the Truckee River.

Regulatory Zone Amendment:

The land uses listed as permissible for Industrial land do not all appear to be compatible with an existing single family residential neighborhood located approximately 325-feet to the south. Although the applicant may provide an industrial development proposal that appears to address the close proximity of residential development, there can be no assurance that the land will be developed in that configuration, nor not altered in the future to another type of industrial development that may not be compatible. Once the zoning is in place, all the entitlements of the industrial zoning district can be obtained. The compatibility with the neighborhood is no longer an assessment of what will occur on the land. This is a great concern to Storey County and its residents living in the vicinity of this zoning district.

Potential noise, truck traffic, lighting and pollution are just a few of the concerns raised by nearby residents. Noise from truck traffic, including back-up beepers, and lighting from trucking and building lights have the potential to impact the existing residences.

The Canyon Road exit from I-80 to this property is narrow and currently is not wide enough for truck traffic and vehicles to utilize at the same time. Signs on the roadway indicate vehicles must "yield to uphill traffic". The roadway and the turn are not wide enough for many vehicles to utilize at the same time. Adding more industrial truck traffic (larger vehicles) negatively impacts this situation.

Attached are segments from the 2016 Storey County Master Plan that identify the above referenced concerns. Storey County staff are available to discuss these mentioned concerns or ideas for potential solutions that satisfy all involved.

Thank you,

Kathy Canfield  
Planning Manager  
Storey County



The above map shows the existing single family residential neighborhood of Rainbow Bend located approximately 300-350 feet from the proposed industrial zoning area. The surrounding area is the Truckee River.

## CHAPTER 3

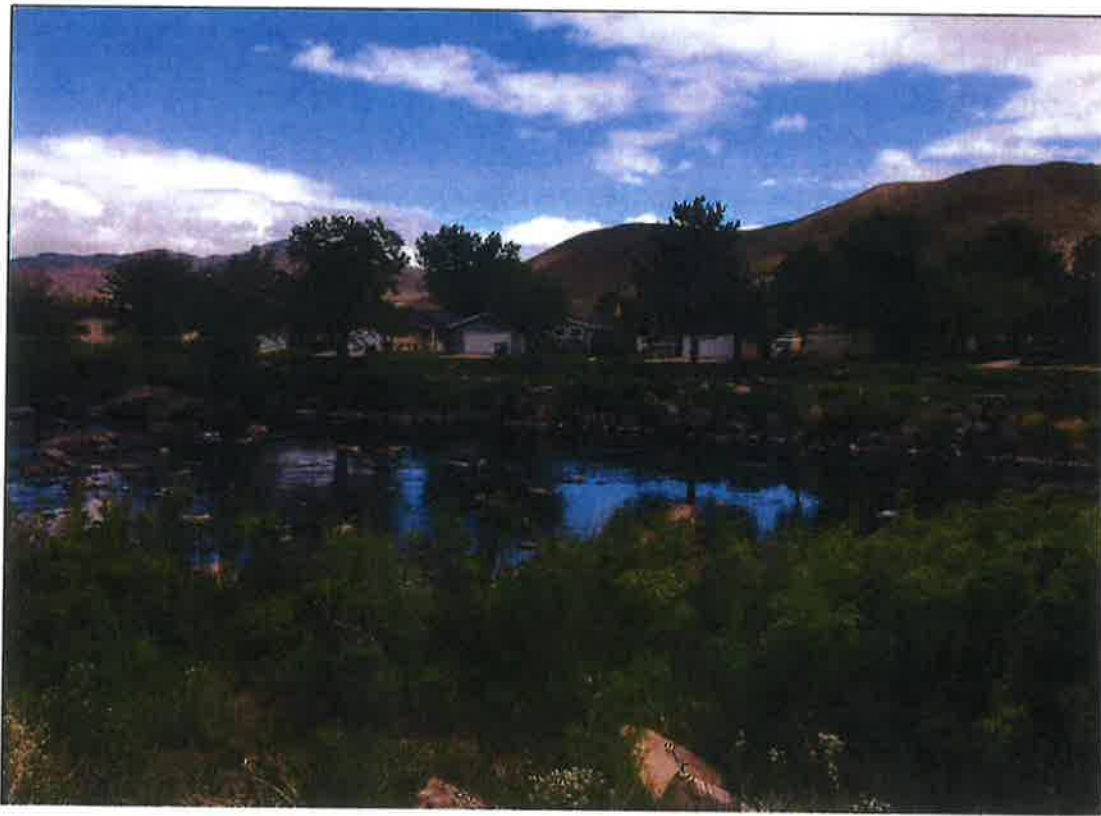
## LAND USE &amp; GROWTH

**Residential patterns**

No significant housing growth has occurred in Lockwood since the Rainbow Bend planned-unit-development was completed in 2005. However, population expansion occurring in nearby Sparks and Washoe County, industrial expansion taking place at McCarran and the Tahoe-Reno Industrial Center, and increased commercial and logistical significance emerging along the Interstate 80 corridor may encourage proposals for new home construction in Lockwood.

**Growth constraints**

The potential for future commercial and residential growth in Lockwood is constrained by steep topography of the Virginia Range to its south and the Truckee River to its north. Canyon Way from Interstate 80 serves as the area's primary access. However, the road and the interchange connecting it to Interstate 80 are substandard for the size of the community and they lack the capacity to serve significant area growth.



**Figure 3.4-27:** Lockwood's entire north boundary abuts the Truckee River. The river and its riparian areas provide for parks, recreation, and a natural setting in which to live that defines the core character of this area. Proposals by the Flood Management Authority of Washoe County and other agencies to mitigate impacts of upstream projects through floodwalls along the river are considered detrimental to this community and have been strongly opposed by local residents. County officials should collaborate with regional partners to avoid such systems in favor of more favorable alternatives. (Source: Storey County Planning Department, 2015)



## CHAPTER 3

## LAND USE &amp; GROWTH

**Key Issues****Lockwood-Interstate 80 Interchange**

The Interstate 80 to Lockwood Interchange currently provides principal access to Lockwood and portions of the Lagomarsino Area (see Lagomarsino Area Plan). Canyon Way is the main collector route connecting the area to the interchange. This infrastructure serves approximately 1,500 residents and 15 local commercial and light-industrial uses. The connection also provides primary access to a large quarry mine and the Nevada Uplands industrial area, both accessed approximately three miles south of Lockwood toward the south terminus of Canyon Way.

4-32 The road infrastructure was constructed long before much of the commercial and residential development found in Lockwood today existed. Nominal improvements have since been made to the interchange and roadway and it remains substandard for existing and anticipated future traffic loads and types. Figure 4-7 illustrates where tractor-trailers oftentimes must cross into the oncoming westbound traffic lane when attempting to negotiate the sharp turn on the eastbound lane, and where local residents and commercial drivers report that accelerating to normal interstate traffic speeds is challenging and sometimes impossible with the meager 500 foot westbound on-ramp.

A major reduction in truck traffic on the interchange and Canyon Way resulted in 2009 when Mustang Road, approximately three miles east of Lockwood, was extended to the Lockwood Regional Landfill, and when all truck traffic to and from the landfill was permanently diverted to the Mustang interchange and Mustang Road. The reduction in truck traffic significantly improved safety for children and pedestrians crossing Canyon Way between their residential neighborhoods and the Lockwood Market convenience store.

This master plan supports industrial and other economic activity in the Lagomarsino area. However, it is recognized that under existing circumstances that such activity may increase truck and other traffic on Canyon Way and the Lockwood interchange. Discussed further in Chapter 8 Transportation, it is recommended that county officials collaborate with Lagomarsino area land developers to establish alternative principal access alignments, such as to Mustang Road.

It is recognized that the Lockwood interchange portions of Canyon Way are located in Washoe County and are under the jurisdiction of the neighboring county and the Nevada Department of Transportation. However, Storey County officials should continue to coordinate with state transportation officials to secure necessary funding and resources to improve this infrastructure for current and anticipated future uses. Land developers causing substantial impacts to these systems should also be required to contribute directly toward improvements needed to support new uses.

**Tahoe-Pyramid Bikeway**

In 2003, under the auspices of the Nevada Land Conservancy, the non-profit Tahoe-Pyramid Bikeway organization began purchasing property along the Truckee River and developing a bicycle path connecting Lake Tahoe to Pyramid Lake. Portions of the bikeway, including at Tahoe City, Verdi, Reno and Sparks, Tracey, Painted Rock, and from Wadsworth to Pyramid Lake are now complete and open to the public.

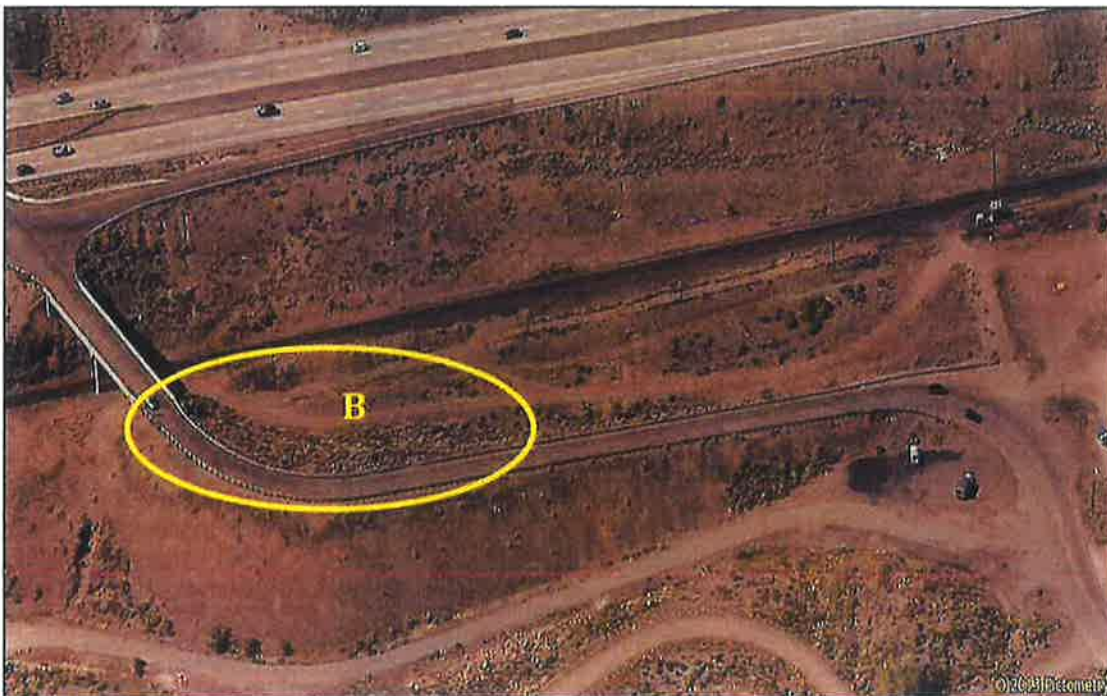
While the bikeway appears to be beneficial to the region, residents of Lockwood, particularly of Rainbow Bend, expressed concerns to the county board, planning commission, and county officials over adverse impacts that portions of the bikeway abutting Rainbow Bend may have on the safety and wellbeing of the community. Transient travelers and associated crime, and the potential for eminent domain over common property of the Rainbow Bend Homeowner's Association by the

## CHAPTER 3

## LAND USE & GROWTH



**Figure 3.4-32:** The images depict the existing infrastructure connecting Lockwood to Interstate 80. The image illustrates an on-ramp with substandard length for safe entry onto the interstate (A), and sharp and narrow curvature which inhibits safe two-way vehicle and truck travel (B). (Source: Storey County Planning Department, 2015)





## CHAPTER 3

## LAND USE &amp; GROWTH

Bikeway organization, were cited as a primary concern by the residents.

Storey County officials have expressed support for the regional bikeway project through most of the county. However, they have also stood firmly beside Lockwood and Rainbow Bend residents defending their position on its alignment near the Lockwood community. County officials should continue to liaise between residents, Bikeway staff, and other stakeholders in an attempt to mediate a mutually agreed alignment for this area. The desires of local residents on this matter should remain of forefront importance in any decisions made on its alignment near and through Lockwood.

**Flooding**

Portions of Lockwood and the Rainbow Bend residential community are located in the Federal Emergency Management Agency (FEMA) designated flood zone. Frequent flooding in this area occurs from the Truckee River during winter months and late spring when abnormally high temperatures and heavy rain in the watershed's mountainous areas cause accelerated snowmelt. Additionally, during high stage flooding of the Truckee River, backwatering occurs at the Long Valley Creek outlet which impedes creek drainage into the Truckee River and exacerbates flooding in the adjacent community.

A comprehensive county-wide flood control study was conducted in 2011 on behalf of Storey County by Farr West Engineering. The findings and recommendations in that report, and other potential measures to mitigate flooding impacts to the area are discussed further in Chapter 9 Public Services and Facilities.

**Adjacent vacant land north of Truckee River**

4-35

Approximately 10 acres of vacant land located in Washoe County (see Figure 4-35) abuts the Truckee River immediately north of Lockwood and Rainbow Bend. The land is distant from Washoe County municipal services and is further disconnected from developed areas by the abutting Interstate 80 and Union Pacific Railroad. Despite its close proximity to Lockwood, it is outside of Storey County's jurisdiction and is precluded by the Nevada Revised Statutes from connecting into Lockwood's Canyon General Improvement District. The land is relatively useless, and it has been plagued by illegal dumping, vehicle abandonment, squatting, and other illicit activities.

During the master plan development process, local residents expressed to planning staff their desire for the county to consider ways by which the land may be transferred from Washoe County to Storey County. Expressed potential benefits of transferring the land to Storey County included better policing capability, increased control over potential land uses, and added revenue for the county. County officials should consider working with the owners of the subject property and the neighboring jurisdiction to determine feasibility and potential benefits to a land transfer.

**Interconnection**

The importance of connecting the Lockwood, Mustang, McCarran, and other north communities in the county with Virginia City will become increasingly important as commercial growth and other activity continue to occur in the north parts of the county. Lengthy discussion occurred during the master plan workshops about the potential benefits, adverse impacts, and challenges associated with constructing a north-south arterial route connecting Virginia City to Mustang and the Lagomarsino areas (see Lagomarsino Area Plan), as well as an east-west route linking the Lagomarsino area to Mustang, McCarran, and Washoe County.

Chapter 8 Transportation discusses alternative routes connecting different areas of the county that

## CHAPTER 3

## LAND USE & GROWTH



**Figure 3.4-35: Adjacent vacant land north of the Truckee River in Lockwood.**

The image above shows vacant land in Washoe County that may be considered for transfer into Storey County. (Source: Storey County Planning Department, 2015)

**From:** [Lemon, Brittany](#)  
**To:** [Evans, Timothy](#)  
**Cc:** [Way, Dale](#)  
**Subject:** WRZA24-0002 (Lockwood) Conditions of Approval  
**Date:** Monday, January 29, 2024 1:53:15 PM  
**Attachments:** [image001.png](#)

---

Hi Tim,

"This project shall meet and comply with all requirements of currently adopted TMFPD fire codes, ordinances, and standards at the time of construction to include infrastructure for fire apparatus access roads and water supply."

<https://tmfpd.us/fire-code/>.

Based on proximity of this parcel to adjoining residential neighborhoods, development on this parcel may need to be specifically limited and delineated regarding the outdoor storage of hazardous materials, tires, pallets, etc. and the parking of any tanker trucks may be limited and/or prohibited dependent upon proposed locations for such activity on the parcel and distances to lot lines and other buildings, specifically the adjoining residential buildings. This will be dependent upon proposed construction locations on the parcel and distances to lot lines and other buildings, specifically the adjoining residential buildings which are not currently proposed. Also given the proximity to residential buildings and general wind direction in the region, it may be necessary to prohibit any H Occupancy Groups in this building from time of construction dependent upon proposed use of the occupancy.

## Brittany Lemon

**Fire Captain - Fire Prevention | Truckee Meadows Fire & Rescue**

[blemon@tmfpd.us](mailto:blemon@tmfpd.us) | Office: 775.326.6079 | Cell: 775.379.0584

3663 Barron Way, Reno, NV 89511

[tmfpd\\_final\\_sunset\\_logo](#)



*"Committed to excellence, service, and the protection of life and property in our community"*





Date: February 7, 2024

To: Tim Evans, Planner

From: Timber Weiss, P.E., Licensed Engineer

Re: Master Plan Amendment Case Number WMPA24-0002 and Regulatory Zone  
Amendment Case Number WRZA24-0002 (Lockwood)

## GENERAL PROJECT DISCUSSION

Recommend adoption of an amendment to the Truckee Canyon Regulatory Zone Map, to change the regulatory zone for APN 084-080-15 from General Rural (GR) to Industrial (I) and Open Space (OS). The Regulatory Zone Amendment is subject to final approval by the Board of County Commissioners of the associated Master Plan Amendment and a finding of conformance with the Truckee Meadows Regional Plan by regional planning authorities.

***The Community Services Department (CSD) recommends approval of this project with the following Water Rights conditions:***

No water rights conditions for this amendment. Any well currently located on site is not eligible to be used as a water source without substantial water rights approved by the Nevada State Engineer. Prior to site development, approval from other State of Nevada, Federal, or Native American Tribal entities may also be needed due to proximity to the Truckee River.

February 12, 2024

Washoe County Community Services  
Planning and Development Division

RE: Lockwood; 084-080-15  
Master Plan and Regulatory Zone Amendment; WMPA24-0002 & WRZA24-0002

Dear Washoe County Staff:

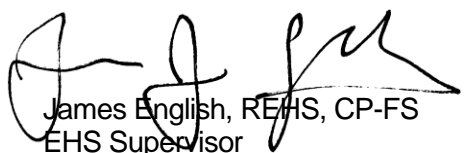
The following conditions are requirements of Northern Nevada Public Health (NNPH), Environmental Health Division, (EHS) which shall be responsible for determining compliance with these conditions.

**Contact Name – James English - [jenglish@washoecounty.us](mailto:jenglish@washoecounty.us)**

- a) Condition #1: EHS has reviewed the application as submitted and has no concerns with the approval of the application as submitted.
- b) Condition #2: If the applications are approved, future development will have to obtain water rights and become a public water system and install either a commercial on-site sewage disposal system or batch wastewater treatment plant.
- c) Condition #3: All future construction plans and permits associated with future development as a result of this application being approved must be routed to EHS for review and approval.

If you have any questions or would like clarification regarding the foregoing, please contact James English, EHS Supervisor at [jenglish@washoecounty.us](mailto:jenglish@washoecounty.us) regarding all NNPH comments.

Sincerely,



James English, REHS, CP-FS  
EHS Supervisor  
Environmental Health Services  
Northern Nevada Public Health



**STOREY COUNTY COMMISSIONERS' OFFICE**

Storey County Courthouse  
26 South "B" Street  
P.O. Box 176 Virginia City, Nevada 89440  
Phone: 775.847.0968 - Fax: 775.847.0949  
[commissioners@storeycounty.org](mailto:commissioners@storeycounty.org)

*Jay Carmona, Chair*  
*Clay Mitchell, Vice-Chair*  
*Lance Gilman, Commissioner*

*Austin Osborne, County Manager*

April 11, 2024

Washoe County Manager's Office  
1001 E. Ninth Street  
Reno, NV 89512

Re: Lockwood Master Plan/Zone Amendment (Case No: WMPA24-0002 and WRZA24-002)

County Manager Brown:

Storey County appreciates your team providing opportunity to comment on a proposal to change the Washoe County Master Plan and/or zoning ordinance designation from Rual to Industrial on a parcel located in Lockwood abutting Storey County and the Rainbow Bend residential community.

Our planning office provided the attached written comment on January 26, 2024, in addition to engaging with your planning team and the subject property owner throughout the application public scoping process. Situating an industrial land use designation next to an existing residential community is our principal concern.

We do not oppose development of the property. Rather, we wish to discuss potential alternative land use designations that may be more compatible with the surrounding community.

The attached letter, conforming to the Storey County Master Plan, also offers to discuss a potential transfer of the subject land from Washoe County to Storey County.

If such a transfer were to be contemplated by our respective boards, we would ask to discuss possible application of residential or commercial use designations that may facilitate needed services to the Lockwood community and potential housing opportunities for the region.

We appreciate an opportunity to discuss these matters further with you, your team, and the property owner.

Respectfully submitted,

  
Austin Osborne  
Storey County Manager

C.c.: Storey County Commissioners

Enc.: 01/26/24 Comments from Storey County Planning Department



# STOREY COUNTY PLANNING DEPARTMENT

Storey County Courthouse  
26 So "B" Street, PO Box 176, Virginia City, NV 89440  
Phone (775) 847-1144 – Fax (775) 847-0949  
[planning@storeycounty.org](mailto:planning@storeycounty.org)  
*Storey County is an equal opportunity provider.*

January 26, 2024

Tim Evans, Planner  
Washoe County  
community Services Department  
Planning and Building Division

Thank you for the opportunity to comment on the submitted Master Plan Amendment Case Number WMPA24-0002 and Regulatory Zone Amendment Case Number WRZA24-002 (Lockwood). Storey County has an interest in the future development of this property due to the close proximity of the Lockwood residential community.

The development of this property has been a subject matter with the Lockwood community for many years. The property is located directly across the Truckee River from the Rainbow Bend subdivision. The nearest homes within the subdivision are approximately 325 feet away from the developable area of the site. Storey County and the residents acknowledge the property owner's rights to develop the property, however, the proposed development should be compatible with the surroundings.

Storey County is willing to work with the applicant of this property to come up with viable options for a compatible land use development so that all entities are satisfied with the results. The existing situation on the parcel does make it easy for nuisances to occur and Storey County is not recommending the parcel remain as-is. Storey County would like to assist in encouraging the most compatible land use for the area along with allowing for the applicant to realize their best return on investment. Storey County has reached out to the applicant and has begun a discussion of our mutual ideas for the site.

Storey County does have concerns about changing the Master Plan and Zoning Ordinance to allow for industrial land uses at this site. It should be noted that the concerns are not necessarily aimed at the applicant's ideas for the site, but the concern that once amended, the land has entitlements that allow for many potential uses and compatibility with the general area is not necessarily a consideration any longer.

The following is a discussion of the concerns regarding amendments to the Master Plan and the Regulatory Zone, based on the Storey County Master Plan and Storey County staff discussions with the Lockwood Community:

## **Master Plan Amendment:**

The 2016 Storey County Master Plan discusses this property with the intent to make the property compatible with the surroundings, not only in Washoe County but Storey County land as well. The existing surrounding land has residential and neighborhood commercial located in Storey County to the south and southwest, a passive recreation park to the west, a rail line and steep slope up to NDOT right-of-way for I-80 to the north and the Truckee River and NDOT right-of-way to the east. The property is at the elevation of the river and is not accessible or readily visible from the I-80 corridor.

The proposal to change the Master Plan designation from Rural to Industrial and Open Space does not appear to follow the land use pattern of this area. Within Washoe County, the industrial uses are located north of the I-80 corridor or are accessed from the Mustang Road exit from I-80. Placing an Industrial designation for an isolated approximate five acre parcel, surrounded by non-industrial uses, does not appear appropriate at this time. The Open Space designation does make sense as it appears to follow the FEMA mapped floodway/floodplain for the Truckee River.

Regulatory Zone Amendment:

The land uses listed as permissible for Industrial land do not all appear to be compatible with an existing single family residential neighborhood located approximately 325-feet to the south. Although the applicant may provide an industrial development proposal that appears to address the close proximity of residential development, there can be no assurance that the land will be developed in that configuration, nor not altered in the future to another type of industrial development that may not be compatible. Once the zoning is in place, all the entitlements of the industrial zoning district can be obtained. The compatibility with the neighborhood is no longer an assessment of what will occur on the land. This is a great concern to Storey County and its residents living in the vicinity of this zoning district.

Potential noise, truck traffic, lighting and pollution are just a few of the concerns raised by nearby residents. Noise from truck traffic, including back-up beepers, and lighting from trucking and building lights have the potential to impact the existing residences.

The Canyon Road exit from I-80 to this property is narrow and currently is not wide enough for truck traffic and vehicles to utilize at the same time. Signs on the roadway indicate vehicles must "yield to uphill traffic". The roadway and the turn are not wide enough for many vehicles to utilize at the same time. Adding more industrial truck traffic (larger vehicles) negatively impacts this situation.

Attached are segments from the 2016 Storey County Master Plan that identify the above referenced concerns. Storey County staff are available to discuss these mentioned concerns or ideas for potential solutions that satisfy all involved.

Thank you,

Kathy Canfield  
Planning Manager  
Storey County





The above map shows the existing single family residential neighborhood of Rainbow Bend located approximately 300-350 feet from the proposed industrial zoning area. The surrounding area is the Truckee River.

## CHAPTER 3

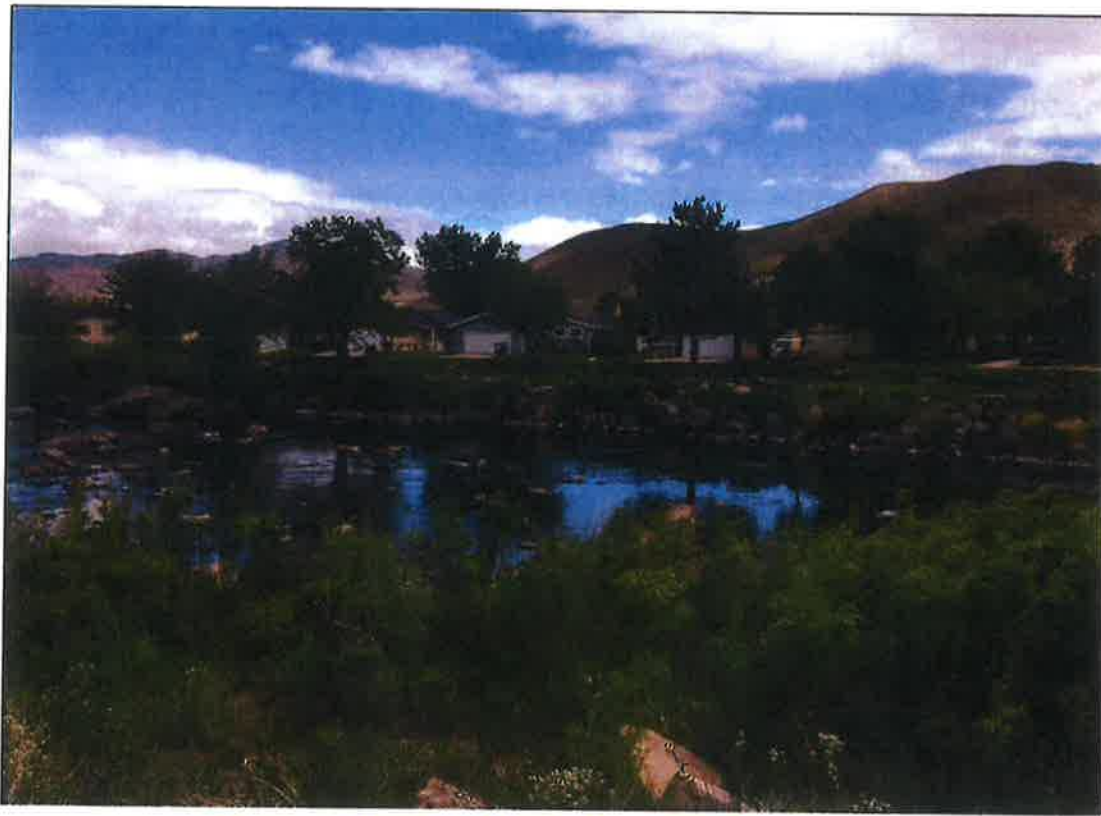
## LAND USE & GROWTH

### Residential patterns

No significant housing growth has occurred in Lockwood since the Rainbow Bend planned-unit-development was completed in 2005. However, population expansion occurring in nearby Sparks and Washoe County, industrial expansion taking place at McCarran and the Tahoe-Reno Industrial Center, and increased commercial and logistical significance emerging along the Interstate 80 corridor may encourage proposals for new home construction in Lockwood.

### Growth constraints

The potential for future commercial and residential growth in Lockwood is constrained by steep topography of the Virginia Range to its south and the Truckee River to its north. Canyon Way from Interstate 80 serves as the area's primary access. However, the road and the interchange connecting it to Interstate 80 are substandard for the size of the community and they lack the capacity to serve significant area growth.



**Figure 3.4-27:** Lockwood's entire north boundary abuts the Truckee River. The river and its riparian areas provide for parks, recreation, and a natural setting in which to live that defines the core character of this area. Proposals by the Flood Management Authority of Washoe County and other agencies to mitigate impacts of upstream projects through floodwalls along the river are considered detrimental to this community and have been strongly opposed by local residents. County officials should collaborate with regional partners to avoid such systems in favor of more favorable alternatives. (Source: Storey County Planning Department, 2015)

## CHAPTER 3

## LAND USE & GROWTH

### Key Issues

#### Lockwood-Interstate 80 Interchange

The Interstate 80 to Lockwood Interchange currently provides principal access to Lockwood and portions of the Lagomarsino Area (see Lagomarsino Area Plan). Canyon Way is the main collector route connecting the area to the interchange. This infrastructure serves approximately 1,500 residents and 15 local commercial and light-industrial uses. The connection also provides primary access to a large quarry mine and the Nevada Uplands industrial area, both accessed approximately three miles south of Lockwood toward the south terminus of Canyon Way.

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#### Tahoe-Pyramid Bikeway

In 2003, under the auspices of the Nevada Land Conservancy, the non-profit Tahoe-Pyramid Bikeway organization began purchasing property along the Truckee River and developing a bicycle path connecting Lake Tahoe to Pyramid Lake. Portions of the bikeway, including at Tahoe City, Verdi, Reno and Sparks, Tracey, Painted Rock, and from Wadsworth to Pyramid Lake are now complete and open to the public.

While the bikeway appears to be beneficial to the region, residents of Lockwood, particularly of Rainbow Bend, expressed concerns to the county board, planning commission, and county officials over adverse impacts that portions of the bikeway abutting Rainbow Bend may have on the safety and wellbeing of the community. Transient travelers and associated crime, and the potential for eminent domain over common property of the Rainbow Bend Homeowner's Association by the

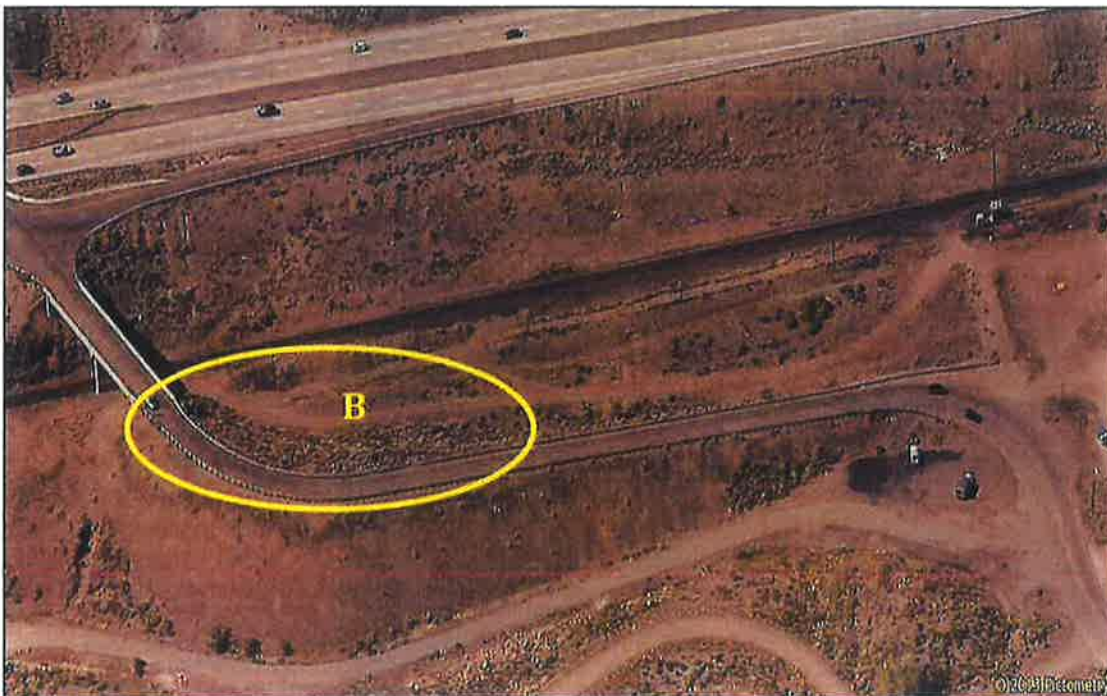


## CHAPTER 3

## LAND USE & GROWTH



**Figure 3.4-32:** The images depict the existing infrastructure connecting Lockwood to Interstate 80. The image illustrates an on-ramp with substandard length for safe entry onto the interstate (A), and sharp and narrow curvature which inhibits safe two-way vehicle and truck travel (B). (Source: Storey County Planning Department, 2015)



## CHAPTER 3

## LAND USE &amp; GROWTH

Bikeway organization, were cited as a primary concern by the residents.

Storey County officials have expressed support for the regional bikeway project through most of the county. However, they have also stood firmly beside Lockwood and Rainbow Bend residents defending their position on its alignment near the Lockwood community. County officials should continue to liaise between residents, Bikeway staff, and other stakeholders in an attempt to mediate a mutually agreed alignment for this area. The desires of local residents on this matter should remain of forefront importance in any decisions made on its alignment near and through Lockwood.

**Flooding**

Portions of Lockwood and the Rainbow Bend residential community are located in the Federal Emergency Management Agency (FEMA) designated flood zone. Frequent flooding in this area occurs from the Truckee River during winter months and late spring when abnormally high temperatures and heavy rain in the watershed's mountainous areas cause accelerated snowmelt. Additionally, during high stage flooding of the Truckee River, backwatering occurs at the Long Valley Creek outlet which impedes creek drainage into the Truckee River and exacerbates flooding in the adjacent community.

A comprehensive county-wide flood control study was conducted in 2011 on behalf of Storey County by Farr West Engineering. The findings and recommendations in that report, and other potential measures to mitigate flooding impacts to the area are discussed further in Chapter 9 Public Services and Facilities.

**Adjacent vacant land north of Truckee River**

4-35

Approximately 10 acres of vacant land located in Washoe County (see Figure 4-35) abuts the Truckee River immediately north of Lockwood and Rainbow Bend. The land is distant from Washoe County municipal services and is further disconnected from developed areas by the abutting Interstate 80 and Union Pacific Railroad. Despite its close proximity to Lockwood, it is outside of Storey County's jurisdiction and is precluded by the Nevada Revised Statutes from connecting into Lockwood's Canyon General Improvement District. The land is relatively useless, and it has been plagued by illegal dumping, vehicle abandonment, squatting, and other illicit activities.

During the master plan development process, local residents expressed to planning staff their desire for the county to consider ways by which the land may be transferred from Washoe County to Storey County. Expressed potential benefits of transferring the land to Storey County included better policing capability, increased control over potential land uses, and added revenue for the county. County officials should consider working with the owners of the subject property and the neighboring jurisdiction to determine feasibility and potential benefits to a land transfer.

**Interconnection**

The importance of connecting the Lockwood, Mustang, McCarran, and other north communities in the county with Virginia City will become increasingly important as commercial growth and other activity continue to occur in the north parts of the county. Lengthy discussion occurred during the master plan workshops about the potential benefits, adverse impacts, and challenges associated with constructing a north-south arterial route connecting Virginia City to Mustang and the Lagomarsino areas (see Lagomarsino Area Plan), as well as an east-west route linking the Lagomarsino area to Mustang, McCarran, and Washoe County.

Chapter 8 Transportation discusses alternative routes connecting different areas of the county that





The image above shows vacant land in Washoe County that may be considered for transfer into Storey County. (Source: Storey County Planning Department, 2015)

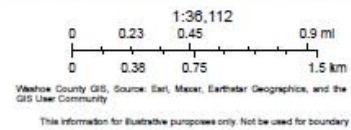
## Public Notice

Washoe County Code requires that public notification for a special use permit must be mailed to a minimum of 30 separate property owners within a minimum 500-foot radius of the subject property a minimum of 10 days prior to the public hearing date. A notice setting forth the time, place, purpose of hearing, a description of the request and the land involved was sent within an 8000-foot radius of the subject property. A total of 130 separate property owners were noticed a minimum of 10 days prior to the public hearing date.

Notice Map



January 10, 2024



## Public Notice Map

Master Plan Amendment Case Number WMPA24-0002 and Regulatory Zone Amendment  
Case Number WRZA24-0002



# Existing Regulatory Zone Designation



April 9, 2024

Regulatory Zoning - Washoe

General Rural

Parks and Recreation

Public and Semi-Public Facility

Roads

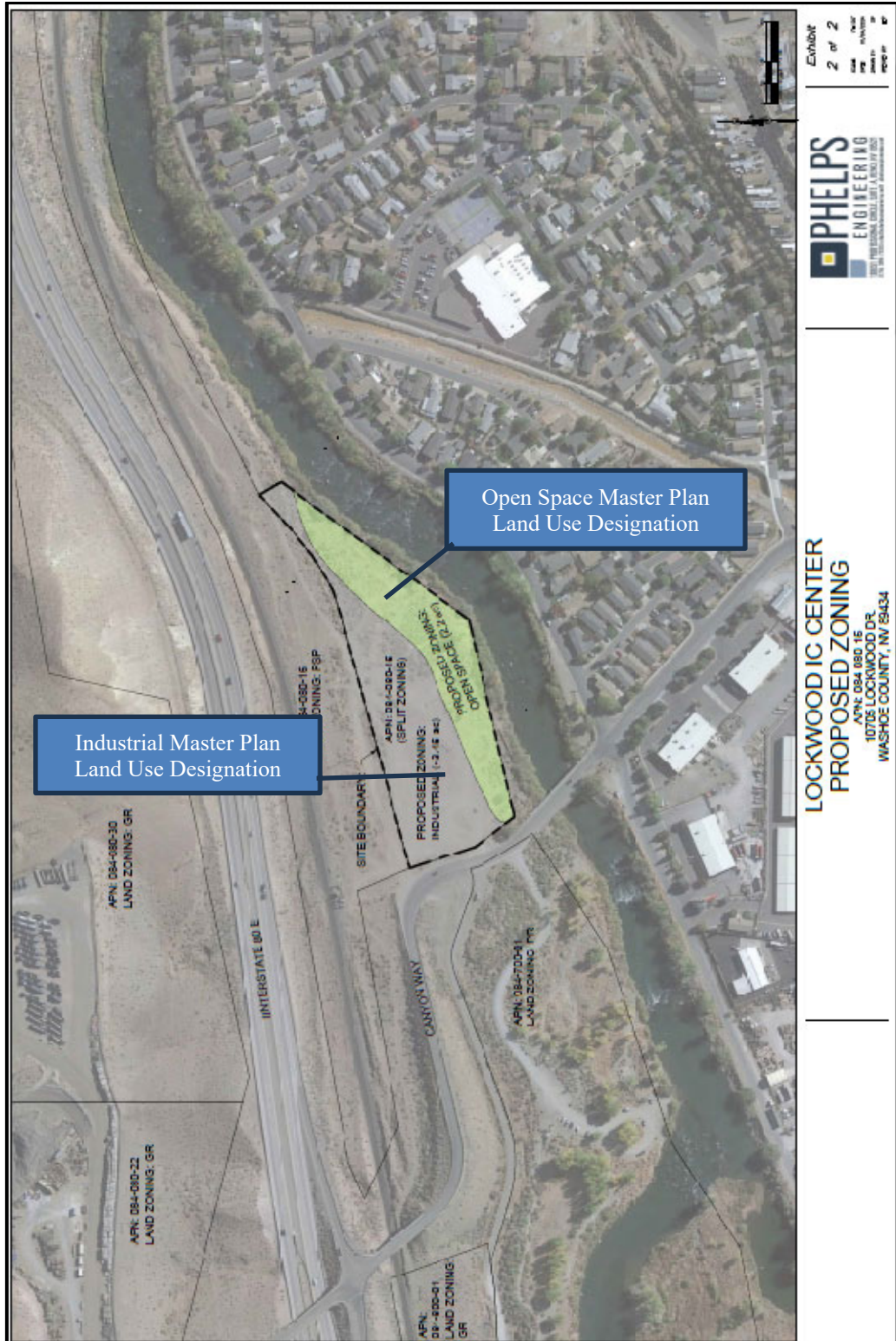
Water Body

Washoe County, Washoe County GIS, Source: Esri, Maxar, Earthstar  
Geographics, and the GIS User Community

This information for illustrative purposes only. Not to be used for boundary.

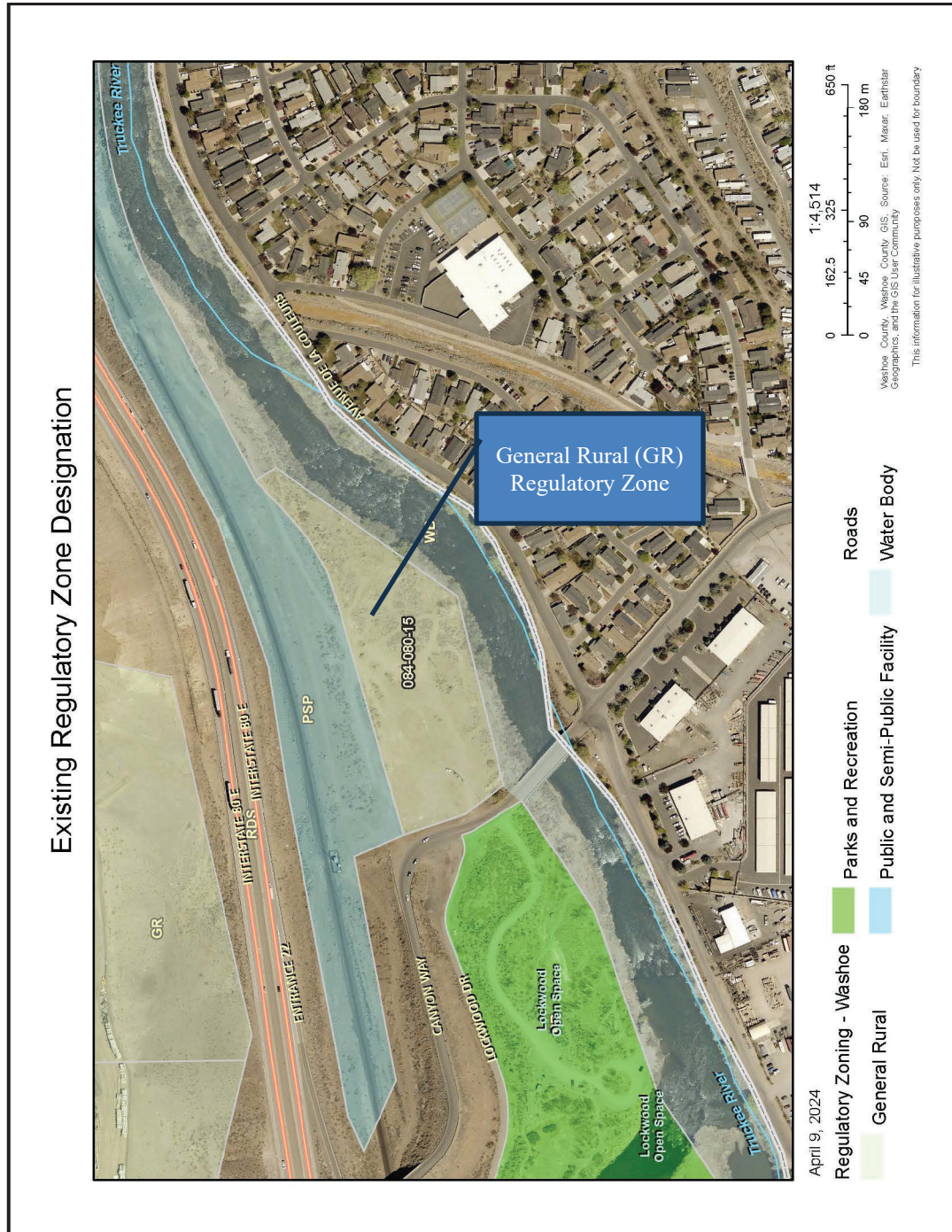
## Existing Master Plan Designations



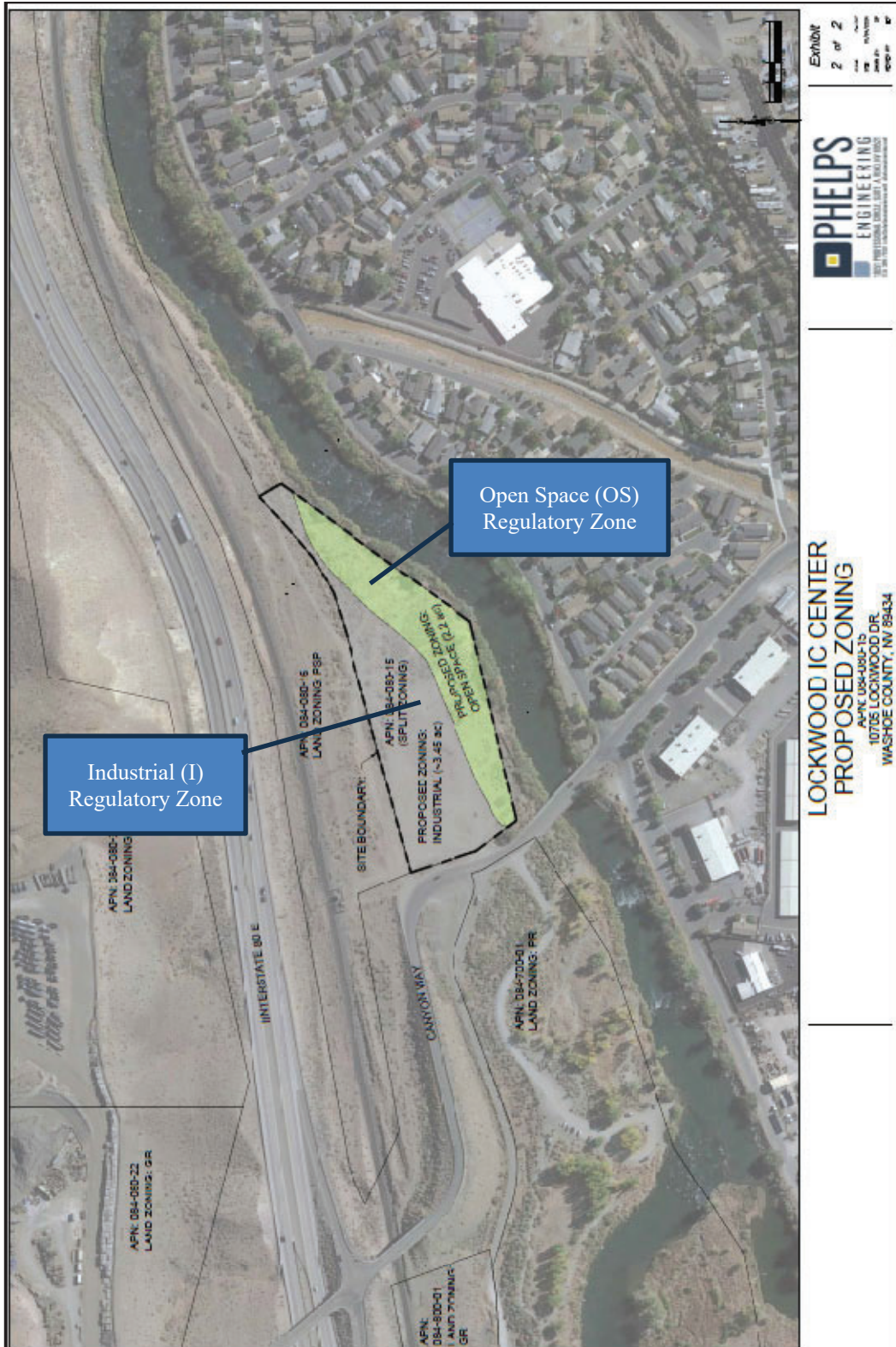


Proposed Master Plan Designation





Existing Regulatory Zone Designations



Proposed Regulatory Zone Designation



**Washoe County Development Application**

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

|                                                                                                                                                            |                 |                                             |                 |
|------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|---------------------------------------------|-----------------|
| <b>Project Information</b>                                                                                                                                 |                 | <b>Staff Assigned Case No.:</b> _____       |                 |
| Project Name: <b>Lockwood IC Center</b>                                                                                                                    |                 |                                             |                 |
| Project Description: Master Plan Category designation amendment from Rural to Industrial & Open Space (Split Zoning)                                       |                 |                                             |                 |
| Project Address: 10705 Lockwood Dr, Washoe County NV 89434                                                                                                 |                 |                                             |                 |
| Project Area (acres or square feet): 5.65                                                                                                                  |                 |                                             |                 |
| Project Location (with point of reference to major cross streets <b>AND</b> area locator):<br>Directly East of intersection of Canyon Way & Lockwood Drive |                 |                                             |                 |
| Assessor's Parcel No.(s):                                                                                                                                  | Parcel Acreage: | Assessor's Parcel No.(s):                   | Parcel Acreage: |
| 084-080-15                                                                                                                                                 | 5.65            |                                             |                 |
| Indicate any previous Washoe County approvals associated with this application:<br>Case No.(s).                                                            |                 |                                             |                 |
| <b>Applicant Information (attach additional sheets if necessary)</b>                                                                                       |                 |                                             |                 |
| <b>Property Owner:</b>                                                                                                                                     |                 | <b>Professional Consultant:</b>             |                 |
| Name: Lockwood Development Group LLC                                                                                                                       |                 | Name: Phelps Engineering Services, Inc.     |                 |
| Address: 3495 Lakeside Dr., Suite 211                                                                                                                      |                 | Address: 10651 Professional Circle, Suite A |                 |
| Reno                                                                                                                                                       | Zip: 89509      | Reno, NV                                    | Zip: 89521      |
| Phone: 775 827-6700                                                                                                                                        | Fax:            | Phone: 775.399.7200                         | Fax:            |
| Email: Parker@DevelopersIG.com                                                                                                                             |                 | Email: dperry@phelpsengineering.net         |                 |
| Cell: 775 771-2955                                                                                                                                         | Other:          | Cell: 760.473.0925                          | Other:          |
| Contact Person: JS Parker                                                                                                                                  |                 | Contact Person: Devin Perry                 |                 |
| <b>Applicant/Developer:</b>                                                                                                                                |                 | <b>Other Persons to be Contacted:</b>       |                 |
| Name: Lockwood Development Group, LLC                                                                                                                      |                 | Name:                                       |                 |
| Address: 3495 Lakeside Dr., Suite 211                                                                                                                      |                 | Address:                                    |                 |
| Reno                                                                                                                                                       | Zip: 89509      |                                             | Zip:            |
| Phone: 775 827-6700                                                                                                                                        | Fax:            | Phone:                                      | Fax:            |
| Email: Parker@DevelopersIG.com                                                                                                                             |                 | Email:                                      |                 |
| Cell: 775 771-2955                                                                                                                                         | Other:          | Cell:                                       | Other:          |
| Contact Person: JS Parker                                                                                                                                  |                 | Contact Person:                             |                 |
| <b>For Office Use Only</b>                                                                                                                                 |                 |                                             |                 |
| Date Received:                                                                                                                                             | Initial:        | Planning Area:                              |                 |
| County Commission District:                                                                                                                                |                 | Master Plan Designation(s):                 |                 |
| CAB(s):                                                                                                                                                    |                 | Regulatory Zoning(s):                       |                 |

## Master Plan Amendment Supplemental Information

(All required information may be separately attached)

The Washoe County Master Plan describes how the physical character of the County exists today and is planned for the future. The plan is adopted by the community and contains information, policies and a series of land use maps. The Master Plan provides the essential framework for creating a healthy community system and helps guide decisions about growth and development in the County. The following are general types of requests the County receives to amend the Master Plan. Please identify which type of amendment you are requesting:

|                                                                                                                                                                   |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> A request to change a master plan designation(s) from the adopted master plan and/or area plan maps                                      |
| <input type="checkbox"/> A request to add, amend, modify or delete any of the adopted policies found in the elements of the Master Plan                           |
| <input type="checkbox"/> A request to add, amend, modify or delete any of the adopted policies in the area plans and/or specific language found in the area plans |
| <input type="checkbox"/> Other (please identify):                                                                                                                 |

Please complete this questionnaire to ensure consistent review of your request to amend the Washoe County Master Plan. Staff will review the application to determine if the amendment request is in conformance with the policies and language within the elements and area plans of the Master Plan or if the information provided supports a change to the plan. Please provide an explanation to all questions; attach additional sheets if necessary.

1. What is the Master Plan amendment being requested at this time?

2. What conditions have changed and/or new studies have occurred since the adoption of the Washoe County Master Plan that supports the need for the amendment request?

3. Please provide the following specific information:

- a. What is the location (address or distance and direction from the nearest intersection of the subject property)? Attach, for map amendments, a legal description. For all other amendments, what is the area subject to the request?

- b. Please list the following proposed changes (attach additional sheet if necessary):

| Assessor's Parcel Number | Master Plan Designation | Existing Acres | Proposed Master Plan Designation | Proposed Acres |
|--------------------------|-------------------------|----------------|----------------------------------|----------------|
|                          |                         |                |                                  |                |
|                          |                         |                |                                  |                |
|                          |                         |                |                                  |                |
|                          |                         |                |                                  |                |
|                          |                         |                |                                  |                |
|                          |                         |                |                                  |                |
|                          |                         |                |                                  |                |
|                          |                         |                |                                  |                |

- c. What are the adopted land use designations of adjacent parcels?

|       |  |
|-------|--|
| North |  |
| South |  |
| East  |  |
| West  |  |

4. Describe the existing conditions and uses located at the site or in the vicinity (i.e. vacant land, roadways, buildings, etc.).

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5. Describe the natural resources associated with the site under consideration. Your description should include resource characteristics such as water bodies, vegetation, topography, minerals, soils and wildlife habitat.

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6. Describe whether any of the following natural resources or systems are related to the proposed amendment:

- a. Is property located in the 100-year floodplain? (If yes, attach documentation of the extent of the floodplain and any proposed floodplain map revisions in compliance with Washoe County Development Code, Article 416, Flood Hazards, and consultation with the Washoe County Engineering & Capital Projects Division.)

|                              |                             |
|------------------------------|-----------------------------|
| <input type="checkbox"/> Yes | <input type="checkbox"/> No |
|------------------------------|-----------------------------|

Explanation:

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- b. Does property contain wetlands? (If yes, attach a preliminary delineation map and describe the impact the proposal will have on the wetlands. Impacts to the wetlands may require a permit issued from the U.S. Army Corps of Engineers.)

|                              |                             |
|------------------------------|-----------------------------|
| <input type="checkbox"/> Yes | <input type="checkbox"/> No |
|------------------------------|-----------------------------|

Explanation:

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- c. Does the property contain slopes or hillsides in excess of 15 percent and/or significant ridgelines? (If yes, submit the slope analysis requirements as contained in Article 424, Hillside Development of the Washoe County Development Code.)

|                              |                             |
|------------------------------|-----------------------------|
| <input type="checkbox"/> Yes | <input type="checkbox"/> No |
|------------------------------|-----------------------------|

Explanation:

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- d. Does the property contain geologic hazards such as active faults, hillside, or mountainous areas? Is it subject to avalanches, landslides, or flash floods? Near a stream or riparian area such as the Truckee River, and/or an area of groundwater recharge? If the answer is yes to any of the above, check yes and provide an explanation.

|                              |                             |
|------------------------------|-----------------------------|
| <input type="checkbox"/> Yes | <input type="checkbox"/> No |
|------------------------------|-----------------------------|

Explanation:

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- e. Does the property contain prime farmland, within a wildfire hazard area, geothermal or mining area, and/or wildlife mitigation route? If the answer is yes to any of the above, check yes and provide an explanation.

|                              |                             |
|------------------------------|-----------------------------|
| <input type="checkbox"/> Yes | <input type="checkbox"/> No |
|------------------------------|-----------------------------|

Explanation:

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7. Are any archaeological, historic, cultural, or scenic resources in the vicinity or associated with the proposed amendment? If the answer is yes to any of the above, check yes and provide an explanation.

|                              |                             |
|------------------------------|-----------------------------|
| <input type="checkbox"/> Yes | <input type="checkbox"/> No |
|------------------------------|-----------------------------|

Explanation:

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8. Do you own sufficient water rights to accommodate the proposed amendment? (Amendment requests in some groundwater hydrographic basins [e.g. Cold Springs, Warm Springs, etc.] require proof of water rights be submitted with applications. Provide copies of all water rights documents, including chain of title to the original water right holder.)

|                              |                             |
|------------------------------|-----------------------------|
| <input type="checkbox"/> Yes | <input type="checkbox"/> No |
|------------------------------|-----------------------------|



If yes, please identify the following quantities and documentation numbers relative to the water rights. Please attach a copy(s) of the water rights title (as filed with the State Engineer in the Division of Water Resources of the Department of Conservation and Natural Resources).

|                    |  |                    |  |
|--------------------|--|--------------------|--|
| a. Permit #        |  | acre-feet per year |  |
| b. Certificate #   |  | acre-feet per year |  |
| c. Surface Claim # |  | acre-feet per year |  |
| d. Other #         |  | acre-feet per year |  |

- a. If the proposed amendment involves an intensification of land use, please identify how sufficient water rights will be available to serve the additional development.

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9. Please describe the source and timing of the water facilities necessary to serve the amendment.

- a. System Type:

|                                           |           |  |
|-------------------------------------------|-----------|--|
| <input type="checkbox"/> Individual wells |           |  |
| <input type="checkbox"/> Private water    | Provider: |  |
| <input type="checkbox"/> Public water     | Provider: |  |

- b. Available:

|                              |                                    |                                    |                                   |
|------------------------------|------------------------------------|------------------------------------|-----------------------------------|
| <input type="checkbox"/> Now | <input type="checkbox"/> 1-3 years | <input type="checkbox"/> 3-5 years | <input type="checkbox"/> 5+ years |
|------------------------------|------------------------------------|------------------------------------|-----------------------------------|

- c. If a public facility is proposed and is currently not available, please describe the funding mechanism for ensuring availability of water service.

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10. What is the nature and timing of sewer services necessary to accommodate the proposed amendment?

- a. System Type:

|                                            |           |  |
|--------------------------------------------|-----------|--|
| <input type="checkbox"/> Individual septic |           |  |
| <input type="checkbox"/> Public system     | Provider: |  |

- b. Available:

|                              |                                    |                                    |                                   |
|------------------------------|------------------------------------|------------------------------------|-----------------------------------|
| <input type="checkbox"/> Now | <input type="checkbox"/> 1-3 years | <input type="checkbox"/> 3-5 years | <input type="checkbox"/> 5+ years |
|------------------------------|------------------------------------|------------------------------------|-----------------------------------|

- c. If a public facility is proposed and is currently not available, please describe the funding mechanism for ensuring availability of sewer service. If a private system is proposed, please describe the system and the recommended location(s) for the proposed facility.

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11. Please identify the street names and highways near the proposed amendment that will carry traffic to the regional freeway system.

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12. Will the proposed amendment impact existing or planned transportation systems? (If yes, a traffic report will be required.)

|                              |                             |
|------------------------------|-----------------------------|
| <input type="checkbox"/> Yes | <input type="checkbox"/> No |
|------------------------------|-----------------------------|

13. Community Services (provided and nearest facility):

|                         |  |
|-------------------------|--|
| a. Fire Station         |  |
| b. Health Care Facility |  |
| c. Elementary School    |  |
| d. Middle School        |  |
| e. High School          |  |
| f. Parks                |  |
| g. Library              |  |
| h. Citifare Bus Stop    |  |

14. Describe how the proposed amendment fosters, promotes, or complies with the policies of the adopted area plans and elements of the Washoe County Master Plan.

- a. Population Element:

|  |
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- b. Conservation Element:

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- c. Housing Element:

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- d. Land Use and Transportation Element:

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- e. Public Services and Facilities Element:

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- f. Adopted area plan(s):

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15. If the area plan includes a Plan Maintenance component, address all policies and attach all studies and analysis required by the Plan Maintenance criteria.

|  |
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## Applicant Comments

This page can be used by the applicant to support the master plan amendment request and should address, at a minimum, how one or more of the findings for an amendment is satisfied. (Please refer to Article 820 of the Washoe County Development Code for the list of Findings.)

Lockwood Development Group, LLC ("LDG") appreciates being able to submit our request for a Master Plan Amendment for APN: 084-080-15.

LDG believes the proposed Amendment is both consistent and compatible with existing and or planned adjacent land uses, both in Washoe County and Story County, and will not adversely impact the public health, safety or welfare of any surrounding community.

In addition:

The Property, located off of the East bound Lockwood on-off ramp from U.S. I-80, was previously zoned TC (prior to 2007), prior to the County rezoning the Property for the Truckee River Restoration Project.

Having met with County engineering staff prior to purchasing our Property, the consensus was that the Property, now that the Truckee River Restoration Project was complete, would be most compatible for development if the request for a MPA and RZA included development sensitivity to both the new designated Flood Way Plan and Flood Zone Areas.

LDG has been responsive to the County's request for site specific Studies and the use of Split Zone designations. The Amendment request for both an Industrial and an Open Space Designation in the MPA on our Property is specifically in response to the County's Request for more desirable land utilization.

The Industrial and Open Space Designations are used on adjacent and nearby lands fronting the Truckee River in both Washoe County and Story County. The split Designations will limit both the use and disturbance of natural resources for utilities and facilities on site, as well as off, and will promote the County's desired pattern of growth for the area with the least amount of natural resource impairment and the most efficient and fiduciary use of funds for public service expenditures by the County.

LDG's Amendment request for a MPA will not affect the location, purpose or mission of a military installation.

## Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

|                                                                                                 |                 |                                       |                 |
|-------------------------------------------------------------------------------------------------|-----------------|---------------------------------------|-----------------|
| <b>Project Information</b>                                                                      |                 | Staff Assigned Case No.: _____        |                 |
| Project Name:                                                                                   |                 |                                       |                 |
| Project Description:                                                                            |                 |                                       |                 |
| Project Address:                                                                                |                 |                                       |                 |
| Project Area (acres or square feet):                                                            |                 |                                       |                 |
| Project Location (with point of reference to major cross streets <b>AND</b> area locator):      |                 |                                       |                 |
| Assessor's Parcel No.(s):                                                                       | Parcel Acreage: | Assessor's Parcel No.(s):             | Parcel Acreage: |
|                                                                                                 |                 |                                       |                 |
|                                                                                                 |                 |                                       |                 |
| Indicate any previous Washoe County approvals associated with this application:<br>Case No.(s). |                 |                                       |                 |
| <b>Applicant Information</b> (attach additional sheets if necessary)                            |                 |                                       |                 |
| <b>Property Owner:</b>                                                                          |                 | <b>Professional Consultant:</b>       |                 |
| Name:                                                                                           |                 | Name:                                 |                 |
| Address:                                                                                        |                 | Address:                              |                 |
| Zip:                                                                                            |                 | Zip:                                  |                 |
| Phone:                                                                                          | Fax:            | Phone:                                | Fax:            |
| Email:                                                                                          |                 | Email:                                |                 |
| Cell:                                                                                           | Other:          | Cell:                                 | Other:          |
| Contact Person:                                                                                 |                 | Contact Person:                       |                 |
| <b>Applicant/Developer:</b>                                                                     |                 | <b>Other Persons to be Contacted:</b> |                 |
| Name:                                                                                           |                 | Name:                                 |                 |
| Address:                                                                                        |                 | Address:                              |                 |
| Zip:                                                                                            |                 | Zip:                                  |                 |
| Phone:                                                                                          | Fax:            | Phone:                                | Fax:            |
| Email:                                                                                          |                 | Email:                                |                 |
| Cell:                                                                                           | Other:          | Cell:                                 | Other:          |
| Contact Person:                                                                                 |                 | Contact Person:                       |                 |
| <b>For Office Use Only</b>                                                                      |                 |                                       |                 |
| Date Received:                                                                                  |                 | Planning Area:                        |                 |
| County Commission District:                                                                     |                 | Master Plan Designation(s):           |                 |
| CAB(s):                                                                                         |                 | Regulatory Zoning(s):                 |                 |



## Regulatory Zone Amendment Supplemental Information

(All required information may be separately attached)

Please complete the following supplemental information to ensure consistent review of your request to amend the Washoe County Zoning Map. Please provide a brief explanation to all questions answered in the affirmative.

1. List the Following information regarding the property subject to the Regulatory Zone Amendment.
  - a. What is the location (address, distance and direction from nearest intersection)?

- b. Please list the following proposed changes (attach additional sheet if necessary).

| APN of Parcel | Master Plan Designation | Current Zoning | Existing Acres | Proposed Zoning | Proposed Acres |
|---------------|-------------------------|----------------|----------------|-----------------|----------------|
|               |                         |                |                |                 |                |
|               |                         |                |                |                 |                |
|               |                         |                |                |                 |                |
|               |                         |                |                |                 |                |
|               |                         |                |                |                 |                |
|               |                         |                |                |                 |                |
|               |                         |                |                |                 |                |
|               |                         |                |                |                 |                |
|               |                         |                |                |                 |                |
|               |                         |                |                |                 |                |

- c. What are the regulatory zone designations of adjacent parcels?

|       | Zoning | Use (residential, vacant, commercial, etc.) |
|-------|--------|---------------------------------------------|
| North |        |                                             |
| South |        |                                             |
| East  |        |                                             |
| West  |        |                                             |

3. Describe the existing conditions and uses located on the site (i.e. vacant land, roadways, easements, buildings, etc.).

4. Describe the natural resources associated with the site under consideration. Your description should include resource characteristics such as water bodies, vegetation, topography, minerals, soils, and wildlife habitat.

5. Does the property contain development constraints such as floodplain or floodways, wetlands, slopes, or hillsides in excess of 15%, geologic hazards such as active faults, significant hydrologic resources, or major drainages or prime farmland?

|                                                                 |                             |
|-----------------------------------------------------------------|-----------------------------|
| <input type="checkbox"/> Yes, provide map identifying locations | <input type="checkbox"/> No |
|-----------------------------------------------------------------|-----------------------------|

6. Is the site located in an area where there is potentially an archeological, historic, or scenic resource?

|                              |                             |
|------------------------------|-----------------------------|
| <input type="checkbox"/> Yes | <input type="checkbox"/> No |
|------------------------------|-----------------------------|

Explanation:

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7. Are there sufficient water rights to accommodate the proposed amendment? Please provide copies of all water rights documents, including chain of title to the original water right holder.)

|                              |                             |
|------------------------------|-----------------------------|
| <input type="checkbox"/> Yes | <input type="checkbox"/> No |
|------------------------------|-----------------------------|

If yes, please identify the following quantities and documentation numbers relative to the water rights:

|                    |  |                    |  |
|--------------------|--|--------------------|--|
| a. Permit #        |  | acre-feet per year |  |
| b. Certificate #   |  | acre-feet per year |  |
| c. Surface Claim # |  | acre-feet per year |  |
| d. Other #         |  | acre-feet per year |  |

- a. Title of those rights (as filed with the State Engineer in the Division of Water Resources of the Department of Conservation and Natural Resources):

|  |
|--|
|  |
|--|

- b. If the proposed amendment involves an intensification of land use, please identify how sufficient water rights will be available to serve the additional development.

|  |
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8. Please describe the source and timing of the water facilities necessary to serve the amendment.

- a. System Type:

|                                           |           |  |
|-------------------------------------------|-----------|--|
| <input type="checkbox"/> Individual wells |           |  |
| <input type="checkbox"/> Private water    | Provider: |  |
| <input type="checkbox"/> Public water     | Provider: |  |

- b. Available:

|                              |                                    |                                    |                                   |
|------------------------------|------------------------------------|------------------------------------|-----------------------------------|
| <input type="checkbox"/> Now | <input type="checkbox"/> 1-3 years | <input type="checkbox"/> 3-5 years | <input type="checkbox"/> 5+ years |
|------------------------------|------------------------------------|------------------------------------|-----------------------------------|

- c. Is this part of a Washoe County Capital Improvements Program project?

|                              |                             |
|------------------------------|-----------------------------|
| <input type="checkbox"/> Yes | <input type="checkbox"/> No |
|------------------------------|-----------------------------|

- d. If a public facility is proposed and is currently not listed in the Washoe County Capital Improvements Program or not available, please describe the funding mechanism for ensuring availability of water service.

|  |
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|  |
|--|

9. What is the nature and timing of sewer services necessary to accommodate the proposed amendment?

- a. System Type:

|                                            |           |  |
|--------------------------------------------|-----------|--|
| <input type="checkbox"/> Individual septic |           |  |
| <input type="checkbox"/> Public system     | Provider: |  |

- b. Available:

|                              |                                    |                                    |                                   |
|------------------------------|------------------------------------|------------------------------------|-----------------------------------|
| <input type="checkbox"/> Now | <input type="checkbox"/> 1-3 years | <input type="checkbox"/> 3-5 years | <input type="checkbox"/> 5+ years |
|------------------------------|------------------------------------|------------------------------------|-----------------------------------|

- c. Is this part of a Washoe County Capital Improvements Program project?

|                              |                             |
|------------------------------|-----------------------------|
| <input type="checkbox"/> Yes | <input type="checkbox"/> No |
|------------------------------|-----------------------------|

- d. If a public facility is proposed and is currently not listed in the Washoe County Capital Improvements Program or not available, please describe the funding mechanism for ensuring availability of sewer service. If a private system is proposed, please describe the system and the recommended location(s) for the proposed facility.

|  |
|--|
|  |
|--|

10. Please identify the street names and highways near the proposed amendment that will carry traffic to the regional freeway system.

|  |
|--|
|  |
|--|

11. Will the proposed amendment impact existing or planned transportation systems? (If yes, a traffic report is required.)

|                              |                             |
|------------------------------|-----------------------------|
| <input type="checkbox"/> Yes | <input type="checkbox"/> No |
|------------------------------|-----------------------------|

12. Community Services (provided name, address and distance to nearest facility).

|                         |  |
|-------------------------|--|
| a. Fire Station         |  |
| b. Health Care Facility |  |
| c. Elementary School    |  |
| d. Middle School        |  |
| e. High School          |  |
| f. Parks                |  |
| g. Library              |  |
| h. Citifare Bus Stop    |  |

## Projects of Regional Significance Information For Regulatory Zone Amendments

Nevada Revised Statutes 278.026 defines "Projects of Regional Significance". Regulatory Zone amendment requests for properties within the jurisdiction of the Truckee Meadows Regional Planning Commission (TMRPC) must respond to the following questions. A "Yes" answer to any of the following questions may result in the application being referred first to the Truckee Meadows Regional Planning Agency (TMRPA) for submission as a project of regional significance. Applicants should consult with County or Regional Planning staff if uncertain about the meaning or applicability of these questions.

1. Will the full development potential of the Regulatory Zone amendment increase employment by not less than 938 employees?

|                              |                             |
|------------------------------|-----------------------------|
| <input type="checkbox"/> Yes | <input type="checkbox"/> No |
|------------------------------|-----------------------------|

2. Will the full development potential of the Regulatory Zone amendment increase housing by 625 or more units?

|                              |                             |
|------------------------------|-----------------------------|
| <input type="checkbox"/> Yes | <input type="checkbox"/> No |
|------------------------------|-----------------------------|

3. Will the full development potential of the Regulatory Zone amendment increase hotel accommodations by 625 or more rooms?

|                              |                             |
|------------------------------|-----------------------------|
| <input type="checkbox"/> Yes | <input type="checkbox"/> No |
|------------------------------|-----------------------------|

4. Will the full development potential of the Regulatory Zone amendment increase sewage by 187,500 gallons or more per day?

|                              |                             |
|------------------------------|-----------------------------|
| <input type="checkbox"/> Yes | <input type="checkbox"/> No |
|------------------------------|-----------------------------|

5. Will the full development potential of the Regulatory Zone amendment increase water usage by 625 acre-feet or more per year?

|                              |                             |
|------------------------------|-----------------------------|
| <input type="checkbox"/> Yes | <input type="checkbox"/> No |
|------------------------------|-----------------------------|

6. Will the full development potential of the Regulatory Zone amendment increase traffic by 6,250 or more average daily trips?

|                              |                             |
|------------------------------|-----------------------------|
| <input type="checkbox"/> Yes | <input type="checkbox"/> No |
|------------------------------|-----------------------------|

7. Will the full development potential of the Regulatory Zone amendment increase the student population from kindergarten to 12<sup>th</sup> grade by 325 students or more?

|                              |                             |
|------------------------------|-----------------------------|
| <input type="checkbox"/> Yes | <input type="checkbox"/> No |
|------------------------------|-----------------------------|



Lockwood Development Group, LLC ("LDG") appreciates being able to submit our request for a Regulatory Zone Amendment for APN: 084-080-15.

LDG believes the proposed Amendment is both consistent and compatible with existing and or planned adjacent land uses, both in Washoe County and Story County, and will not adversely impact the public health, safety or welfare of any surrounding community.

In addition:

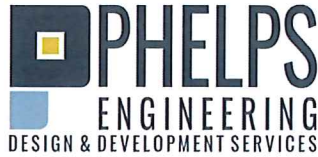
The Property, located off of the East bound Lockwood on-off ramp from U.S. I-80, was previously zoned TC (prior to 2007), prior to the County rezoning the Property for the Truckee River Restoration Project.

Having met with County engineering staff prior to purchasing our Property, the consensus was that the Property, now that the Truckee River Restoration Project was complete, would be most compatible for development if the request for a MPA and RZA included development sensitivity to both the new designated Flood Way Plan and Flood Zone Areas. LDG has been responsive to the County's request for site specific Studies and the use of Split Zone designations.

The Amendment request for an Industrial and an Open Space Designation on our Property in the RZA is in direct response to the County's Request for more desirable land utilization.

Industrial and Open Space Designations are used on adjacent and nearby lands fronting the Truckee River in both Washoe County and Story County. The split Designations will limit both the use and disturbance of natural resources for utilities and facilities on site, as well as off, and will promote the County's desired pattern of growth for the area with the least amount of natural resource impairment and the most efficient and fiduciary use of funds for public service expenditures by the County.

LDG's Amendment request for a RZA will not affect the location, purpose or mission of a military installation.



## Memorandum

**Date:** January 8, 2024  
**To:** Lockwood Project File  
**RE:** 10705 Lockwood Drive Trip Generation Update Letter

This letter contains the findings of the trip generation comparison of the 01/04/2024 Lockwood IC Center Development Proposed Zoning, and the current undeveloped land use. The proposed project is located just south of I-80 at 10705 Lockwood Drive in Washoe County, Nevada. The proposed zoning allows for a maximum 26,400 S.F. general light industrial building with on-site parking.

The potential trip generation of the proposed project was calculated using trip generation rates from the Institute of Transportation Engineer's (ITE) Trip Generation Manual, 11<sup>th</sup> Edition (2023) for the "general light industrial" land use (Land Use Code 110).

| Land Use                                                 | Weekday AM Peak Hour |      |       | Weekday PM Peak Hour |      |       | Weekday 24-hours |      |       |
|----------------------------------------------------------|----------------------|------|-------|----------------------|------|-------|------------------|------|-------|
|                                                          | Enter                | Exit | Total | Enter                | Exit | Total | Enter            | Exit | Total |
| 26,400 S.F. Light Industrial Building (ITE Land Use 110) | 26                   | 4    | 30    | 5                    | 22   | 27    | 75               | 75   | 150   |

Table 1: Trips based on ITE Trip Generation Manual, 11th Edition.

As shown in Table 1, the site is predicted to generate 30 trips during the weekday morning peak hour, 27 trips during the weekday evening peak hour, and 150 trips during the 24-hour period. Based on the publication *Transportation Impact Analysis for Site Development* also published by ITE in 2010, a trip increase of less than 100 vehicles trips during the peak hour would likely not change the level of service of the roadway system or appreciably increase the volume-to-capacity ratio of an intersection approach. As such, the proposed development is not anticipated to significantly impact the operations of the adjacent roadway network.

Furthermore, the Washoe County TENTATIVE SUBDIVISION MAP APPLICATION states the following minimum requirements for a Traffic Impact Report:

"Traffic impact reports are required whenever the proposed development will create the potential to generate 80 or more weekday peak hour trips as determined using the latest edition of the Institute of Transportation Engineers (ITE) trip generation rates or other such sources as

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 Englewood, Colorado 80113  
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 Suite "A"

Reno, NV 89521



may be accepted by Washoe County Engineering. Projects with less than 200 peak hour trips may not need to perform an impact analysis for future years.”

Therefore, with a maximum of 30 peak-hour trips predicted by the ITE Trip Generation Manual, the development will likely not meet the minimum threshold for a traffic impact report. However, the final determination will still need to be made by the County Engineer. We trust that this information will be adequate for your review. Please contact us if you have questions or comments.

Sincerely,

Daniel Eybs, PTOE

A handwritten signature in blue ink that reads 'Daniel Eybs'.

Senior Project Engineer

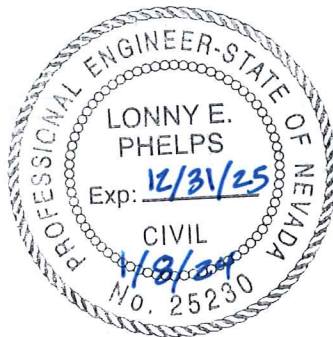
Phelps Engineering Services, Inc.

A handwritten signature in blue ink that reads 'Lonny Phelps'.

Lonny Phelps, P.E.

(Reviewed & Approved)

Phelps Engineering Services, Inc.



Attachments: 01/04/2024 Lockwood IC Center Development Proposed Zoning



Drawing name: C:\Users\Devin\Phelps Engineering Services\Company OneDrive - Company\Entitlement Engineering\230525 - Lockwood\08 - CAD\Planning\MPA Map\Lockwood IC Center\_MPA\_map.dwg    Exhibit 1 Existing    Jan 05, 2024 12:50pm    by: Devin



# LOCKWOOD IC CENTER EXISTING CONDITIONS

APN: 084-080-15  
10705 LOCKWOOD DR.  
WASHOE COUNTY, NV 89434



10651 PROFESSIONAL CIRCLE, SUITE A, RENO, NV 89521  
(775) 399-7200 info@phelpsengineering.net phelpsengineering.net

Exhibit  
1 of 2  
SCALE: 1"=100'  
DATE: 01/04/2024  
DRAWN BY: DP  
CHECKED BY: LEP



Drawing name: C:\Users\Devin\Phelps Engineering Services\Company OneDrive - Company\Entitlement Engineering\230525 - Lockwood\08 - CAD\Planning\MPA Map\Lockwood IC Center\_MPA\_map.dwg  
Exhibit 2 Proposed  
Jan 05, 2024 12:51pm  
by: Devin



# LOCKWOOD IC CENTER PROPOSED ZONING

APN: 084-080-15  
10705 LOCKWOOD DR.  
WASHOE COUNTY, NV 89434

**PHELPS**  
ENGINEERING

10651 PROFESSIONAL CIRCLE, SUITE A, RENO, NV 89521  
(775) 399-7200 info@phelpsengineering.net phelpsengineering.net

Exhibit  
2 of 2  
SCALE: 1"=100'  
DATE: 01/04/2024  
DRAWN BY: DP  
CHECKED BY: LEP



# LOCKWOOD IC CENTER

## Water Quality Report

Portions of Sections 16 and 17, Township 19 North, Range 21 East of the  
Mount Diablo Principal Meridian, Washoe County, Nevada

Engineer: Phelps Engineering Services, Inc.  
10651 Professional Circle Suite A  
Reno, NV 89511  
Contact: Lonny Phelps, P.E.  
303-298-1644

Owner: Lockwood Development Group LLC  
3495 LAKESIDE DR # 249  
RENO NV 89509

Location: 10705 Lockwood Dr, Washoe County NV 89434

Date of Preparation: January, 2024



---

### PLANNERS

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Englewood, Colorado 80113  
(303) 298-1644 (o)

### ENGINEERS

### ANALYSTS

10651 Professional Circle  
Suite A  
Reno, NV 89511



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## I. INTRODUCTION

### A. Purpose of study

The purpose of this study is to discuss mitigation measures that will be constructed or provided to produce no measurable increase over the river's reach of regulated water quality parameters (total dissolved solids, nitrogen, phosphorous, ambient temperature, etc.) as established by the Nevada Division of Environmental Protection per Article 222, Section 110.22.10.d of the Washoe County Development Code.

### B. Location

The subject property is located off Interstate Highway 80 (I-80), 0.2 miles from the intersection of I-80 and Canyon Way on the southern edge of Washoe County, in unincorporated Sparks. (Figure 1).

### C. Project Description

The project consists of a Master Plan Category designation amendment from Rural to Industrial & Open Space (Split Zoning), and a Regulatory Zone Amendment from General Rural to Industrial & Open Space (Split Zoning).

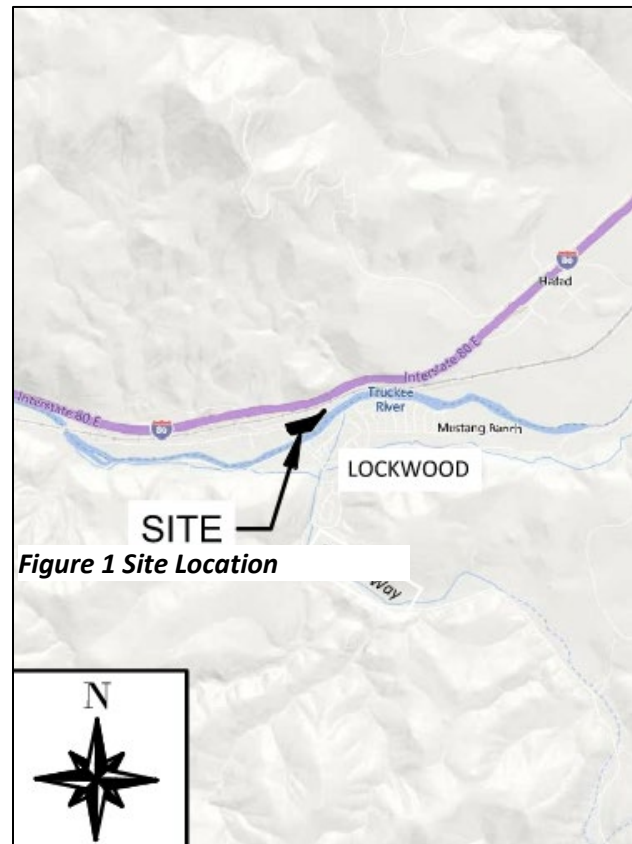


Figure 1 Site Location





Figure 2: Proposed Zoning

## II. EXISTING CONDITIONS

The site is located directly above USGS monitoring location NV-10350057, Groton Div to S Side Wingfall With Gate. This section of the Truckee River is identified as the Truckee River at Lockwood Bridge (NV06-TR-04\_00) and consists of approximately 6.31 miles of *River* extending from East McCarran Blvd to Lockwood. This reach of the river is designated as “Impaired” by the EPA under Section 303(d) of the Clean Water Act (Figure 3). A Total Maximum Daily Load (TMDL) study adopted by NvDEP in February, 1994 identified total nitrogen (TN), total phosphorus (TP) and total dissolved solids (TDS) as pollutants of concern. Based on TMDL’s, Waste Load Allocations (WLA’s) are then set for contributing point and non-point sources. TMDL’s and associated WLA’s are listed in Table 1.

| Assessment Information from 2022                                 |                                     |
|------------------------------------------------------------------|-------------------------------------|
| State or Tribal Nation specific designated uses:                 |                                     |
| Information on Water Quality Standards                           | Expand All <input type="checkbox"/> |
| Aquatic Life                                                     | Impaired >                          |
| Industrial Supply                                                | Good >                              |
| Irrigation                                                       | Good >                              |
| Municipal or Domestic Supply                                     | Impaired >                          |
| Propagation of Wildlife                                          | Good >                              |
| Recreation Involving Contact With the Water                      | Impaired >                          |
| Recreation Not Involving Contact With the Water                  | Good >                              |
| Water and Organisms                                              | Good >                              |
| Watering of Livestock                                            | Good >                              |
| Probable sources contributing to impairment from 2022:           |                                     |
| No probable sources of impairment identified for this waterbody. |                                     |

Figure 3 Assessment Information



Table 1 – TMDL/WLA Summary

| Pollutant | TMDL            | WLA (TM NPDES)           |
|-----------|-----------------|--------------------------|
| TDS       | 900,528 lbs/day | 120,168 lbs/day          |
| TN        | 1,000 lbs/day   | 500 lbs/day (30 day ave) |
| TP        | 214 lbs/day     | 134 lbs/day              |

### III. MITIGATION STRATEGY

WLA's are primarily set for wastewater treatment facilities, in this case the Reno-Sparks Water Reclamation facility. Permit compliance for this facility is beyond the scope of this study, however the WLA for phosphorus does provide a key indicator of upstream mitigation strategies. Past studies have shown phosphorus to be a limiting factor in water quality degradation due to hyper-eutrophication of receiving water bodies (Hughes, R. M., Herlihy, A. T., Comeleo, R., Peck, D. V., Mitchell, R. M., & Paulsen, S. G. 2023. *Patterns in and predictors of stream and river macroinvertebrate genera and fish species richness across the conterminous USA. Knowledge & Management of Aquatic Ecosystems*). Other studies have shown that phosphorus typically binds to smaller particles associated with suspended solids scoured from impervious surfaces (Caduto, M.J. 1990. *Pond and brook*. University Press of New England, Hanover, NH.).

The Truckee Meadows Structural Controls Design and Low Impact Development Manual (City of Reno, City of Sparks, and Washoe County, Nevada, April 2015) further describes impacts from urban runoff both in quantity and quality:

*"The reduction of natural land surfaces that previously infiltrated a portion of the annual rainfall into pervious soils and recharged groundwater aquifers which slowly discharged to streams and rivers has resulted in decreased baseflows and changes to stream channel morphology."*

The mitigation strategy for the Lockwood IC Center will consist of directing all new impervious landscape to two retention ponds designed per Section 6.3 of the TMSCD Manual. Depending on site investigations to be conducted during the design process, these may be sand filters, bio-retention, infiltration trenches or a combination thereof.

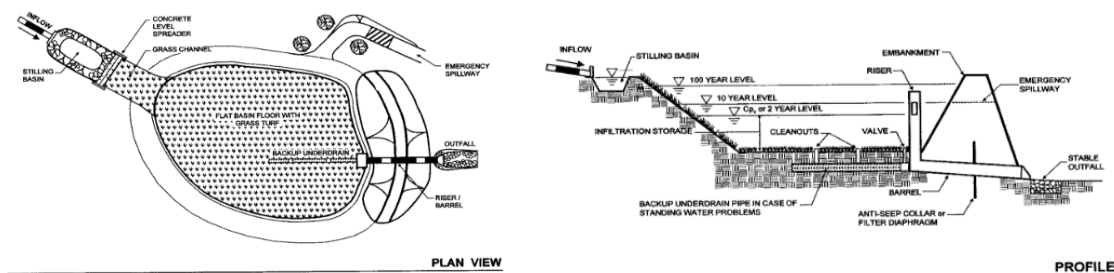


Figure 4 – Example of a typical Infiltration Basin design (CASQA, 2003)



From the TMSCD Manual :

## TC-21 INFILTRATION BASINS

### Description

Infiltration basins capture stormwater runoff and allow it to infiltrate into the ground. They are similar to sedimentation basins or detention basins; however, their purpose is not only to detain the water but also to promote infiltration. They are also similar to infiltration trenches; however, they can use a wider variety of filter media, can be vegetated on the bottom and can serve larger drainage areas. Pollutants such as suspended solids, metals, nutrients, and bacteria are removed through sedimentation, adsorption, and physical filtration through permeable media and soil thereby improving water quality.

### Applications and Advantages

Infiltration systems are applied in areas with well-drained and pervious soils. They are typically applied to drainage areas up to 5 acres. On select sites, it is relatively easy to incorporate an infiltration basin into a site's open space design and layout. Infiltration basins are ideal for areas adjacent to roadways and near interchanges. However, they should not be used in industrial or commercial areas where hazardous or toxic materials are stored outdoors and the potential for spills is relatively high.

### Performance Data

Infiltration basins can provide 100 percent reduction in pollutant loading directly to surface waters. Infiltration basins can also provide high pollutant removal efficiency for particulates and moderate efficiency for soluble pollutants when functioning as designed. Actual loading to the subsurface may vary significantly depending on site-specific conditions. Studies in the Pacific Northwest have shown improved long-term performance for basins developed in highly permeable soils. The literature reported range of removal for various pollutants is as follows:

**Table 2 – Pollutant Removal Efficiencies**

| Pollutant              | Percent Removal Efficiency |
|------------------------|----------------------------|
| Total Suspended Solids | 55 – 75                    |
| Total Phosphorus       | 45 – 55                    |
| Total Nitrogen         | 10 – 20                    |
| Total Recoverable Zinc | 30 – 60                    |
| Total Recoverable Lead | 55 – 80                    |

Source: UDFCD, 1999.





#### **IV. REFERENCES**

1. EPA Water Body Report: Truckee River at Lockwood Bridge Assessment Unit ID: NV06-TR-04\_00
2. USGS 10350057 GROTON DIV TO S SIDE WINGFALL WITH GATE, NV
3. Truckee River Total Maximum Daily Load (TMDL's) and Waste Load Allocations, Nevada Division of Environmental Protection, February, 1994.
4. Truckee Meadows Structural Controls Design and Low Impact Development Manual (City of Reno, City of Sparks, and Washoe County, Nevada, April 2015)

# LOCKWOOD IC CENTER

## Biological Resource Screening Report

Portions of Sections 16 and 17, Township 19 North, Range 21 East of the  
Mount Diablo Principal Meridian, Washoe County, Nevada

Engineer: Phelps Engineering Services, Inc.  
10651 Professional Circle Suite A  
Reno, NV 89511  
Contact: Lonny Phelps, P.E.  
303-298-1644

Owner: Lockwood Development Group LLC  
3495 LAKESIDE DR # 249  
RENO NV 89509

Location: 10705 Lockwood Dr, Washoe County NV 89434

Date of Preparation: February, 2024



---

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(303) 298-1644 (o)

#### ENGINEERS

#### ANALYSTS

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Reno, NV 89511







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## I. INTRODUCTION

### A. Purpose of study

The purpose of this study is to provide a “desktop level” Biological Resource Investigation for the purposes of identifying areas for future field work and possible mitigation strategies.

### B. Location

The subject property is located in portions of Section 16 and 17, Township 19N, Range 21E off Interstate Highway 80 (I-80), 0.2 miles from the intersection of I-80 and Canyon Way on the southern edge of Washoe County, in unincorporated Sparks. (Figure 1).

### C. Project Description

The project consists of a Master Plan Category designation amendment from Rural to Industrial & Open Space (Split Zoning), and a Regulatory Zone Amendment from General Rural to Industrial & Open Space (Split Zoning). (Figure 2).



Figure 1 Site Location



Figure 2 Proposed Zoning





## II. FEDERAL REGULATIONS

### A. Federal Endangered Species Act

Section 9 of the federal Endangered Species Act of 1973 (ESA) prohibits acts that result in the “take” of threatened or endangered species. As defined by the federal ESA, “endangered” refers to any species that is in danger of extinction throughout all or a significant portion of its current range. The term “threatened” is applied to any species likely to become endangered within the foreseeable future throughout all or a significant portion of its current range. “Take” is defined as “harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or attempt to engage in any such conduct.” Sections 7 and 10 of the federal ESA provide methods for permitting otherwise lawful actions that may result in “incidental take” of a federally listed species. Incidental take refers to take of a listed species that is incidental to, but not the primary purpose of, an otherwise lawful activity. Incidental take is permitted under Section 7 for projects on federal land or involving a federal action; Section 10 provides a process for non-federal actions. The act is administered by the U.S. Fish and Wildlife Service (USFWS) for terrestrial species.

The Nevada division of the U.S. Department of the Interior’s Bureau of Land Management (BLM), who oversees much of the public lands in Nevada manages habitat for all animal and plant species that inhabit BLM-managed lands. When a particular native wildlife, fish, or plant species occurring on BLM lands becomes at-risk, and BLM has the capability to significantly affect the species future, the State Director can designate the species as BLM Sensitive, in order to help reduce the likelihood of the species being listed as Threatened or Endangered under ESA. BLM biologists review and update the Sensitive Species lists periodically.

Currently there are 39 species or subspecies of plants and animals listed under the protection of the ESA in Nevada but they are not evenly distributed across the state. For instance, five of the ten listed plants are only found at Ash Meadows National Wildlife Refuge. The two most high profile listed species are the Lahontan cutthroat trout and the Mojave population of desert tortoise. The BLM provides a Nevada Standard Stipulation (#NV-C-00-A-LN) which apply to all parcels all lands and represent standard Best Management Practices for ensuring compliance with extant Federal Laws and resource protection.

### B. Migratory Bird Treaty Act

Migratory birds are protected under the Migratory Bird Treaty Act (MBTA) of 1918 (16 USC 703-711). The MBTA makes it unlawful to take, possess, buy, sell, purchase, or barter any migratory bird listed in 50 CFR Part 10, including feathers or other parts, nests, eggs, or products, except as allowed by implementing regulations (50 CFR 21). Mitigation measures can be identified to avoid or minimize adverse effects on migratory birds.

### C. Clean Water Act

The objective of the Clean Water Act (1977, as amended) is to restore and maintain the chemical, physical, and biological integrity of the nation’s waters. Discharge of dredged or fill material into waters of the United States, including jurisdictional wetlands, is regulated by the Corps under



Section 404 of the Clean Water Act (33 USC 1251-1376) under a permitting process. Applicants for Section 404 permits are also required to obtain water quality certification or waiver through the local Regional Water Quality Control Board under Section 401 of the Clean Water Act (33 USC 1341).

Corps regulations implementing Section 404 define waters of the United States to include intrastate waters, including lakes, rivers, streams, wetlands, and natural ponds, the use, degradation, or destruction of which could affect interstate or foreign commerce. Wetlands are defined for regulatory purposes as “areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions” (33 CFR 328.3; 40

CFR 230.3). To comply with the Corps policy of “no net loss” of wetlands, discharge into wetlands must be avoided and minimized to the extent practicable. For unavoidable impacts, compensatory mitigation is typically required to replace the loss of wetland functions in the watershed.

### III. STATE REGULATORY REQUIREMENTS

#### A. Nevada Endangered Species Act

The state of Nevada does not have a unified policy and management program. Endangered species policy in Nevada involves the identification and protection of endangered and threatened animal and plant species. Policies are implemented and enforced by both the state and federal governments. For example, Per NRS 527, state endangered plants are managed by Division of Forestry while Nevada Division of Wildlife (NDOW) is a wildlife/biodiversity management agency. The Nevada Division of Natural Heritage under the Department of Conservation and Natural Resources primary job is to curate data on biodiversity. Following is a partial listing of the patchwork of state laws covering threatened and endangered species:

- NRS § 501.110: Classification of Wildlife (protected, sensitive, threatened, endangered animals).
- NRS § 503.584-589: Policy on endangered animals.
- NAC § 503.005-104: List of species and regulations for management of protected animals.
- NRS § 527.260-300: Policy on fully protected species of plants. Managed by Division of Forestry.
- NAC § 527: List of fully protected species of plants; permits for take; petition procedures.

\* Note that the Nevada Revised Statutes (NRS) are all the current codified laws of the State of Nevada, while the Nevada Administrative Code (NAC) is the codified, administrative regulations of the Executive Branch.

#### B. Surface Mining and Reclamation

NDEP's Bureau of Mining Regulation and Reclamation (BMRR), in cooperation with other state, federal, and local agencies, regulates mining activities under regulations adopted in 1989. The Nevada Administrative Code (NAC) 445A.350-NAC 445A.447 and NAC 519A.010 - NAC 519A.415



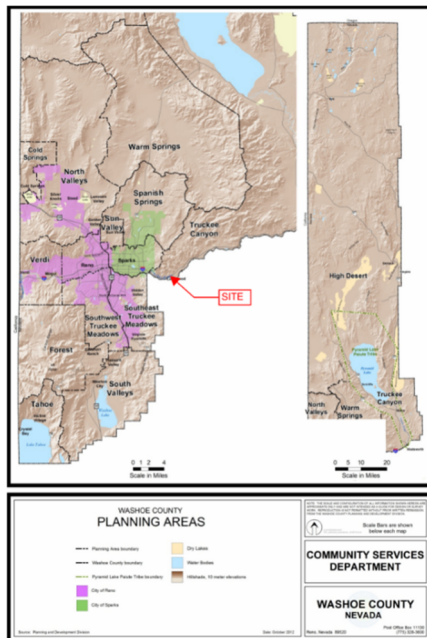
were developed to implement the requirements of the Nevada Revised Statutes (NRS) 445A.300- NRS 445A.730 and NRS 519A.010 - NRS 519A.290.

The Bureau is composed of three technical branches: Regulation, Closure, and Reclamation. It is the mission of BMRR to ensure that Nevada's waters are not degraded by mining operations and that the lands disturbed by mining operations are reclaimed to safe and stable conditions to ensure a productive post-mining land use.

#### IV. RESOURCE ASSESSMENT

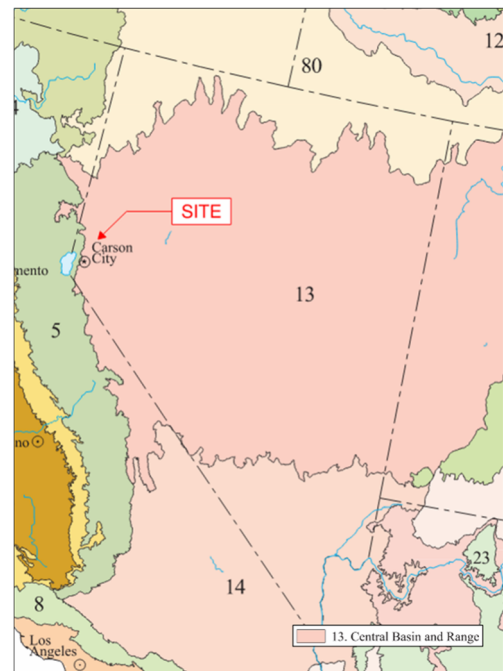
##### A. Project Setting

The site is located within the Truckee Canyon planning area of the Truckee River Canyon as identified in the Washoe County Regional Mapping System (WRMS). The area is currently zoned as General Rural with a land use designation of "vacant, industrial", and is located on the left bank of Truckee River segment 16050102000028 (NHD Reach Code), or NV06-TR-04\_00 (State Waterbody ID) within the Tracy Segment of HB-83 of the Truckee River Basin.



The area is located within the Truckee Canyon of the Truckee Area Master Plan (Washoe County Planning and Development Division, September, 2012).

The plan notes cultural and scenic resources as well as land resources including vegetation, wildlife habitat, erosion hazards and building limitations including septic system issues which play a role in assessing impacts to biological resources. The plan also lists threatened and endangered species of concern in the Truckee Canyon.



The US EPA characterizes most of Nevada as being part of the "Central Basin and Range" (Great Basin, Level III Ecoregions of the Continental US), where "Lower elevation basins, slopes, and alluvial fans are either shrub- and grass-covered, shrub-covered, or barren. The potential natural vegetation, in order of decreasing elevation and ruggedness, is scattered western spruce-fir forest, juniper woodland, Great Basin sagebrush, and saltbush-greasewood."



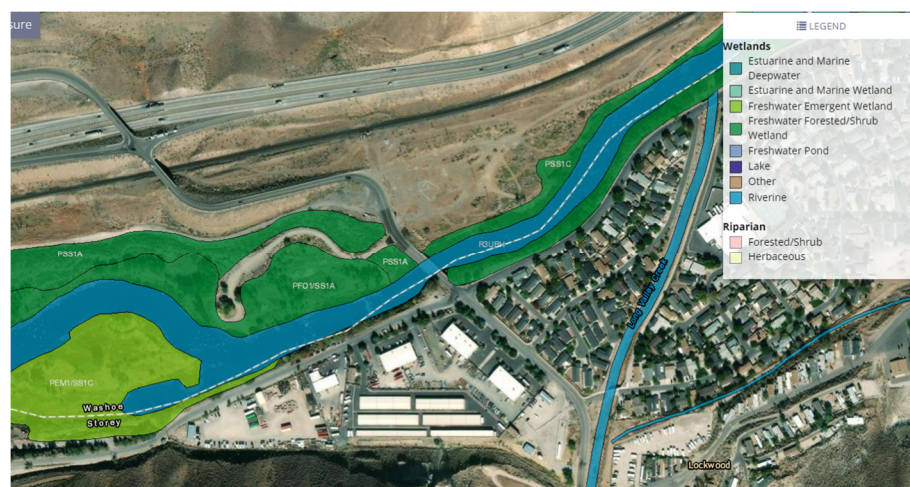
"The Sierra Nevada-Influenced Semiarid Hills and Basins ecoregion includes the basins and lower mountain slopes immediately east of the Sierra Nevada that are affected by its climate or that have its characteristic granitic substrate. Ecoregion 13aa differs from the Lahontan Sagebrush Slopes (13k) in that plants with slightly higher moisture requirements, such as antelope bitterbrush and desert peach, may be associated with the semiarid shrub community, especially near the Sierra Nevada front. Three large river systems, the Truckee, Carson, and Walker, flow eastward through this region from the Sierra Nevada, providing water for agriculture and urban development. Their floodplains support some of the best remaining riparian cottonwood forest in the state, which has been degraded in many areas by grazing, agriculture, and invasive weeds. The Truckee and Walker rivers and their tributaries also provide habitat for the threatened Lahontan cutthroat trout."



According to the Nevada Natural Resources Report (NDCNR, 2002), roughly 2,800 species of plants are native to the state. Vegetation occurs in broad patterns, or zones, that reflect physical and biological factors, including climate zone, geology, landform, soil type, and inter-relationships with other plants and animals. In Nevada, vegetation zones are identified as alpine, montane, pygmy conifer, sagebrush, blackbrush, saltbush or shadscale, Lower Mojavean, and absolute desert. The vegetation zones showing signs of extensive changes are the sagebrush, pinyon/juniper woodland, saltbush, and riparian zones. Two zones of special statewide concern are the riparian and sagebrush zones.

Since settlement, use of the Great Basin sagebrush zone for ranching, wild horses, and big game species has been emphasized. More recently, cheatgrass has invaded millions of acres, forming monocultures where fire recurred and occupying voids in the shrub understory where native grasses and forbs have been removed. In other parts of the sagebrush zone, the shrubs are overcrowded, which, coupled with flammable cheatgrass, creates extensive beds of fuel for wildfires. The decline in the state's sage grouse population is one of several landscape scale biological indicators that the functions and values of sagebrush ecosystems are in decline.

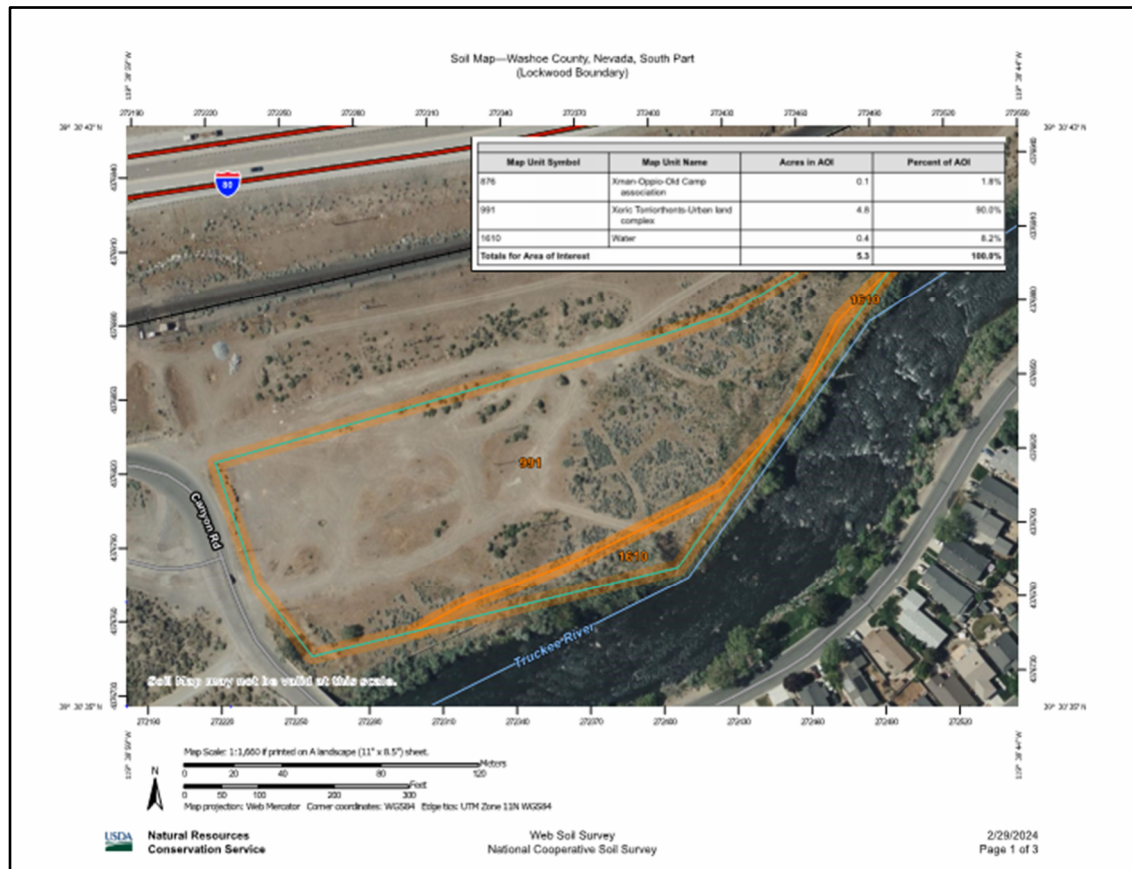
Wetland vegetation communities have been identified utilizing the National Wetlands Inventory (US Fish and Wildlife). The figure below indicates the site is not within currently mapped wetlands, However it does show that the site is adjacent to a riverine system and as such should be field checked to insure there are no riparian species of concern present on the site.





## 2. Terrestrial Communities

Soil units as mapped by the NRCS indicate the site is mainly composed of Xeric Torriorthents-Urban land complex, and is classified as Rangeland. This complex is typically disturbed and susceptible to invasive species. Inspection of aerial photos depicts a majority of the site is in a highly disturbed state. Field work should be completed to insure there are no endangered plant species and a weed control plan implemented.



## C. Physiography

The physiography of the site refers to the physical setting as it relates to the generalized geography of the region, soils, terrain and hydrology. The site is located in a floodplain terrace within the Truckee Canyon. The soils as identified by the NRCS are fine grained with a tendency towards high groundwater. These soils are also moderately erosive and easily compacted. This indicates that disturbed areas of the site are most likely infertile, as the soil structure has been completely destroyed and compacted. While some areas show signs of a stable vegetative cover, building activities should pay particular attention to installing adequate construction phase stormwater controls to reduce impacts of sediment discharges to the Truckee River.

Additionally, septic systems should be designed after a thorough field investigation of percolation rates and depth to limiting zones to insure adequate treatment of leach field effluent.





#### D. Wildlife

The Nevada Division of Wildlife (NDOW) and U.S. Fish and Wildlife Service (FWS) have primary responsibilities for protecting and managing wildlife according to various state and federal regulations and special management designations. Most of the wildlife habitat is managed by the BLM, USFS, and FWS, which combined control the use of land on about 80 percent of the state. The Nevada Division of Forestry also has certain vegetation protection and management responsibilities on state and private land for designated plant species.

The Nevada Division of Natural Heritage (NDNH) is a division within the Nevada Department of Conservation and Natural Resources which in conjunction with other programs (Nevada Division of Forestry, U.S. Fish & Wildlife Service, maintains biodiversity data for Nevada's at-risk plants, animals, and ecological communities to support informed land use planning and conservation planning decisions and to help prevent species from becoming threatened or endangered.

The project site, located adjacent to an interstate highway and in a highly disturbed state is not likely to support a great diversity of wildlife.

#### V. SUMMARY

The project is located within an area of special interest for Washoe County. The site is highly disturbed and covered sparsely with vegetation. The physiography of the site, combined with the hydrology of the nearby riverine system may or may not support any species of interest which may be on state or federal lists. No evidence was found to indicate surface mining operations have occurred on or near the site. Special-status plant and animal species or sensitive habitats that have the potential to occur within the project area could not be determined based on the available data reviewed. From aerial interpretation, the plant community appears to be mostly barren due to previous activities, with the majority of plant diversity occurring along the edges of the project boundary, outside the proposed development areas. No observations were made of Wildlife onsite.





## MANAGEMENT PLAN

PHASE 1 | WEST MCCARRAN TO SPARKS BOULEVARD



WMPA24-0002 & WRZA24-0002  
EXHIBIT G





“One Truckee River” is a collaboration of public and private partners working together for a Truckee River that flows clear and clean, quenches our thirst, sustains the river’s natural ecology, cultural resources and wildlife, and connects residents and visitors to unparalleled opportunities for recreation and regeneration.



The One Truckee River Management Plan was unanimously approved by the following municipalities in September of 2016:



**City of Sparks**

on September 26, 2016



**Washoe County**

on September 27, 2016



**City of Reno**

on September 28, 2016

The One Truckee River Management Plan  
received the following awards in 2016:

2016 Golden Pinecone Innovation Award

2016 American Planning Association Outstanding Environmental Plan

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## Acknowledgments

The One Truckee River Management Plan provides recommended actions to create a sustainable, clean, and thriving river community that is recognized in the hearts and minds of all. It is part of the One Truckee River Initiative launched by Nevada Land Trust (NLT) and Keep Truckee Meadows Beautiful (KTMB) in 2015. One Truckee River is a collaboration of local, regional, and state agencies, non-profit and community organizations, businesses, and numerous other partners who share a sincere appreciation of the Truckee River, and hold for it and each other the vision of a better future. KTMB and NLT are deeply indebted to the generous and committed spirit of our One Truckee River Core Planning Team colleagues for jumping feet first into this audacious and ambitious effort. The One Truckee River Management Plan would not be possible without the hard work and dedication of so many, including our partners, stakeholders, subcommittee members, and funders. Thank you.

## Funders

Nevada Land Trust and Keep Truckee Meadows wish to thank and recognize the following for coming aboard early to provide funding and in-kind support to One Truckee River for the creation of the initial phase of the One Truckee River Management Plan:

- Conservation Legacy Communications
- David Bobzien, Reno City Council
- Naomi Duerr, Reno City Council
- National Park Service, Rivers, Trails and Conservation Assistance Program
- Northern Nevada Water Planning Commission
- REI
- Renown Health
- Truckee River Flood Management Authority (in-kind)
- Truckee River Fund at Community Foundation of Western Nevada
- Washoe County State Question One Program

## Key Staff Members

### Nevada Land Trust Staff Members

Alicia Reban, Executive Director  
Lynda Nelson, Project Director  
Alex Hoeft, Grants & Communications  
Coordinator  
Marsha Cardinal, GIS Specialist

### Keep Truckee Meadows Beautiful Staff Members

Christi Cakiroglu, Executive Director  
Jaime Souza, Operations Manager



Photo by Alex Hoeft



## One Truckee River Core Planning Team

The Core Planning Team was assembled to provide project leadership, technical know-how, and financial and in-kind support, as available, to the collective knowledge of the Truckee River community at all levels. Team members share the One Truckee River core values, vision, and goals, and offer professional and volunteer expertise to guide and support project planning and implementation.

David Bobzien, *Reno City Council*  
Kim Borgzinner, *Nevada Division of Environmental Protection*  
Christi Cakiroglu, *Keep Truckee Meadows Beautiful*  
Kathy Clewett, *City of Sparks*  
Sergeant Wade Clark, *Reno Police Department*  
Wendy Damonte, *Renown Health*  
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Michon Eben, *Reno-Sparks Indian Colony*  
Gabrielle Enfield, *Washoe County*  
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Steve Fine, *Keep Truckee Meadows Beautiful*  
Lynell Garfield, *City of Reno*  
Peter Gower, *Environmental Management and Planning Solutions, Inc.*  
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Alex Hoeft, *Nevada Land Trust/National Park Service*  
Kitty Jung, *Washoe County Commission*  
Sheila Leslie, *Washoe County*  
Susan Lynn, *Truckee River Fund*

Jeff Mann, *Reno Parks Manager*  
Kim Mazeres, *Truckee Meadows Water Authority*  
Kelsey Fitzgerald, *Truckee River Guide*  
Paul Miller, *Truckee Meadows Water Authority*  
Bodie Monroe, *Trout Unlimited*  
Scott Nebesky, *Reno-Sparks Indian Colony*  
Lynda Nelson, *Nevada Land Trust*  
Lieutenant Amy Newman, *Reno Police Department*  
Donna Marie Noel, *Pyramid Lake Paiute Tribe*  
Randy Pahl, *Nevada Division of Environmental Protection*  
Darrin Price, *Sun Valley General Improvement District*  
Alicia Reban, *Nevada Land Trust*  
Barbara Rice, *National Park Service*  
Roberta Ross, *Ross Apartments*  
Tim Ruffin, *Colliers International*  
Bob Sack, *Washoe County*  
Jim Smitherman, *Northern Nevada Water Planning Commission*  
Jaime Souza, *Keep Truckee Meadows Beautiful*  
Cheryl Surface, *Washoe County Parks*  
Tracy Turner, *Community Foundation of Western Nevada*  
Chris Wessel, *Northern Nevada Water Planning Commission*



Photo by Simon Williams

## One Truckee River Emerging Issues Sub-Committee Members

Sub-committee members were identified to provide technical expertise and knowledge related to one of the nine identified emerging issues. Members include a broad range of key stakeholders and resource experts with experience and knowledge.

### Social Issues Team:

Captain – Sheila Leslie, *Washoe County  
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Sharon Chamberlain, *Northern Nevada  
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Ken Krater, *MTK Limited*  
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Julia Ratti, *Sparks City Council*  
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Mike Steedman, *Studio on 4th Street*  
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Michael Drinkwater, *Truckee Meadows  
Water Reclamation Facility*  
Brian Fitzgerald, *Desert Research Institute*

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Bill Isaeff, *"Bill I The Water Guy"*  
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Photo by Alex Hoeft

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Kim Daniel, *Urban Roots*  
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Brian Fitzgerald, *Desert Research Institute*  
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Photo by Alex Hoeft



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Tina Nappe, *Nevada Land Trust Board*  
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Paul Miller, *Truckee Meadows Water Authority*  
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Tom Robinson, *Reno Police Department*  
Scott Shaw, *Reno Police Department*  
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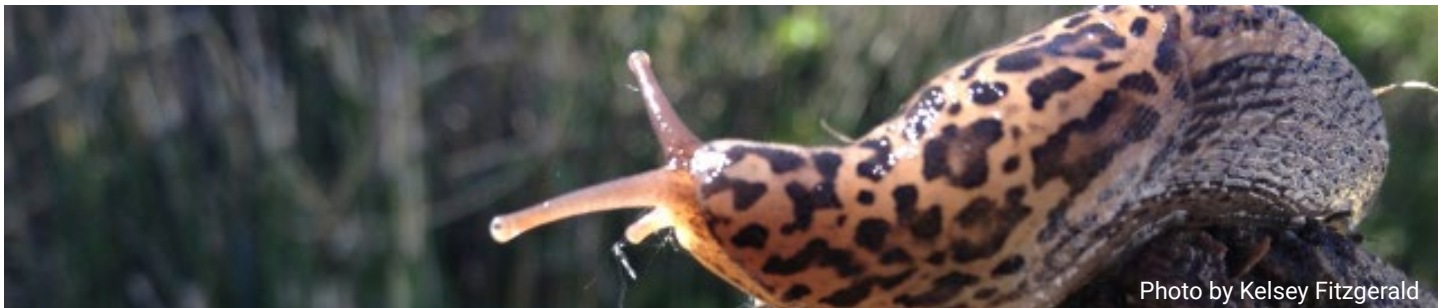


Photo by Kelsey Fitzgerald

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Randy Collins, *Bicycle Cyclery*  
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Kevin Dose, *Great Basin Institute*

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Photo by Alex Hoeft

## Executive Summary

The Truckee River is a complex and vital stream of water that flows from California into Nevada and through the Truckee Meadows, crossing the boundaries of Reno, Sparks and Washoe County before completing its journey at Pyramid Lake.

The One Truckee River Initiative is a new collaboration of public and private partners working together to realize a Truckee River that flows clear and clean, quenches our thirst, sustains the river's natural ecology, cultural resources and wildlife, and connects residents and visitors to unparalleled opportunities for recreation and regeneration.

The One Truckee River Management Plan is One Truckee River's first step toward making that shared vision a reality. Four primary goals and over 140 strategies and action items are identified that must be implemented or coordinated to achieve the One Truckee River vision. Numerous stakeholders participated during the 18-month long process to develop the plan. Phase One covers the more urban stretch of the river from West McCarran in Reno to Vista Boulevard in Sparks.

The plan's primary goals are to:

- 1) Protect water quality and ecosystem health
- 2) Create and sustain a safe, beautiful and accessible river
- 3) Build an aware community
- 4) Ensure the sustainable management of the river

Most of the Truckee River and the Truckee River corridor is managed and regulated by federal, state and local agencies. One Truckee River seeks not to create a new regulating agency, but to weave existing efforts together in a way that better reflects the inter-connectedness of the entire river system. Some important efforts and programs included in the plan are already the responsibility of individual One Truckee River stakeholders, and will gain additional support and recognition through the plan. Other projects and tasks need strengthening by adding partners or matching funds. Finally, the plan identifies gaps in priority areas where new programs must be developed, and paves the way for long-term management and sustainability of the One Truckee River approach.

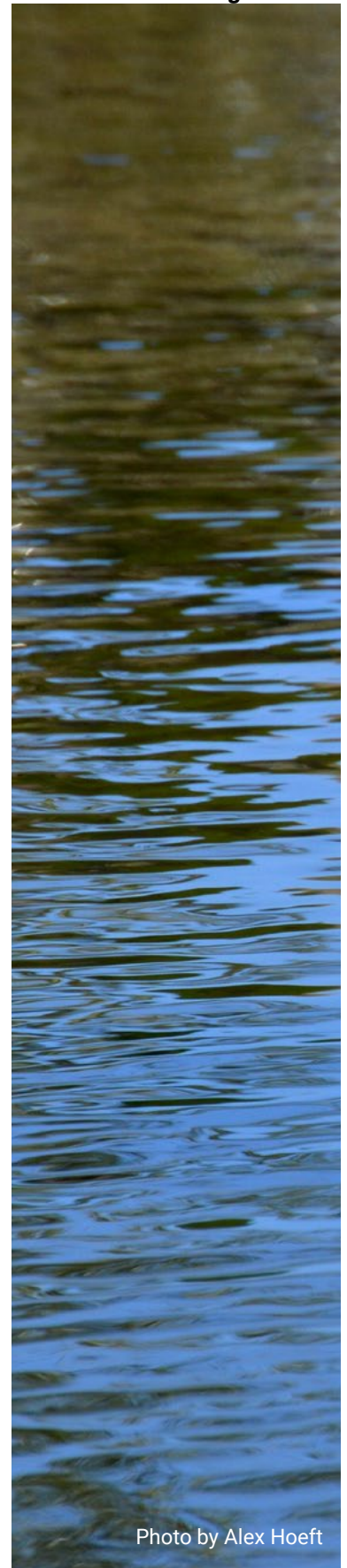


Photo by Alex Hoeft



## Introduction

The One Truckee River Initiative is a new collaboration of public and private partners working together to realize a Truckee River that flows clear and clean, quenches our thirst, sustains the river's natural ecology, cultural resources and wildlife, and connects residents and visitors to unparalleled opportunities for recreation and regeneration. The One Truckee River Management Plan is One Truckee River's first step toward making that shared vision a reality. The management plan considers and recommends both short term and long term management objectives that are coordinated across jurisdictional boundaries for a "One Truckee River" approach.

### History of the Truckee River

The Truckee River flows for 121 miles in a northeasterly direction. Beginning at Lake Tahoe and emptying into Pyramid Lake, its waters are an important source of irrigation along its valley and adjacent valleys. In January 16, 1844, John C. Frémont and Kit Carson discovered the Truckee River, initially naming it the Salmon Trout River due to the abundance of Lahontan Cutthroat Trout. Years later, a Paiute chief known as "Truckee" guided an emigrant party from northwestern Nevada's Humboldt River to California by way of the river -- it was then that the name was changed to the Truckee River. As a thank you for Truckee's services, the party named the river after him.

Historically, Paiute and Washoe tribes traveled during certain seasons to camp, live, gather plants, hunt and fish along the Truckee River and other streams connected to the river. The Truckee River served as a link that connected these tribes to the Truckee Meadows. These people and their families have utilized the Truckee River for countless generations, and continue to do so. Many oral histories exist of the river's important places and traditional names of the river among the tribes. Today, the Truckee River continues to be an important traditional cultural property for many tribes of Nevada.

During the Gold Rush in the 1840s and 1850s, Reno/Sparks served as the preferred crossing point of the Truckee River for travelers on their way to the California. Use of the Truckee River increased in 1859 with the discovery of the Comstock Lode in Virginia City -- specifically for the growing trade in mining and agriculture. Today the Truckee River provides valuable drinking water for residents and businesses in the Truckee Meadows area, generates hydro power, supplies irrigation water, provides recreational experiences and serves as an important ecosystem for fish and wildlife. This plan will support ongoing source water protection planning efforts to protect the area's drinking water.

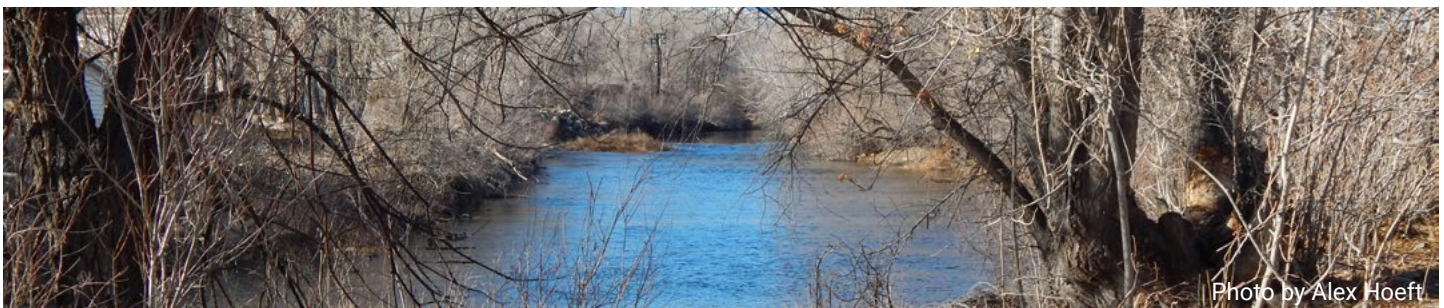
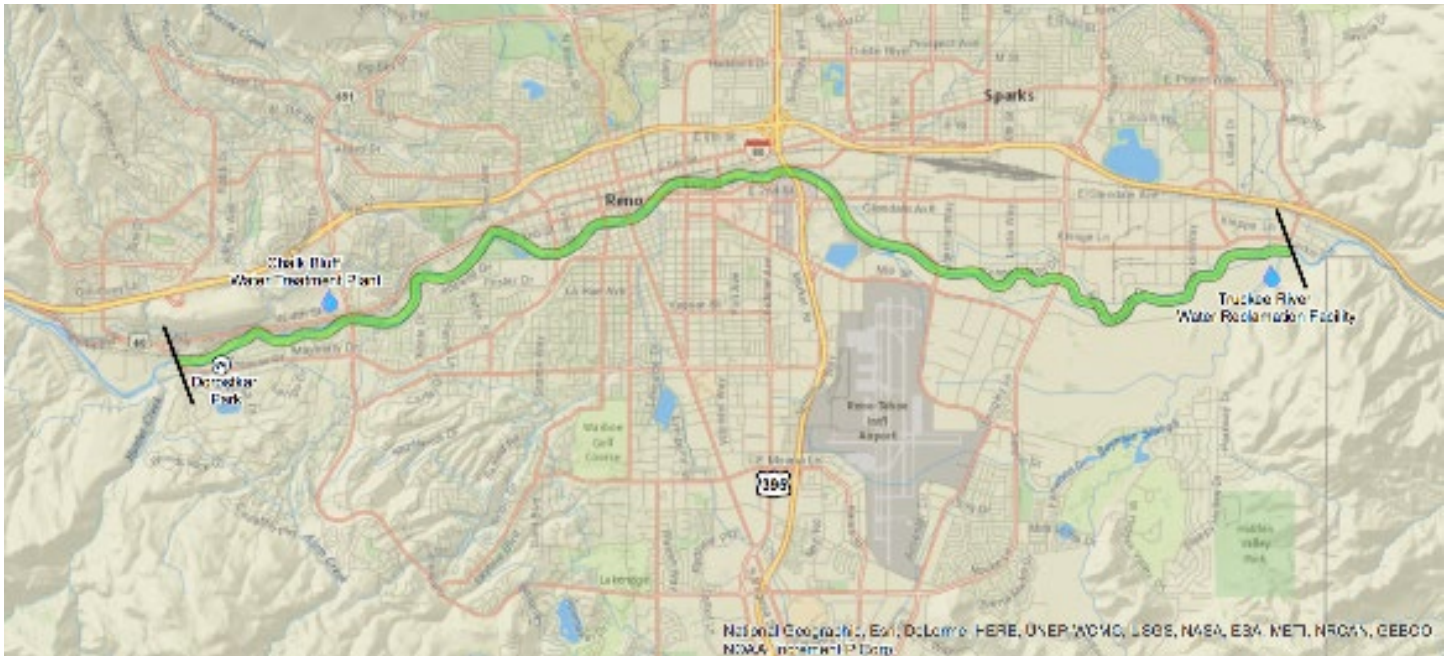


Photo by Alex Hoeft

## Geographic Limits

The One Truckee River Management Plan is organized into three geographically defined phases. Phase One focuses on the heavily used section of the Truckee River corridor in the urban portion of Reno and Sparks, stretching from West McCarran Boulevard to the Truckee Meadows Water Reclamation Facility near Vista Boulevard. Once Phase One has been adopted and implementation has commenced, Phase Two will next extend planning from the Truckee Meadows Water Treatment Facility to Pyramid Lake. Phase Three will cover from West McCarran Boulevard, extending west to the state line.



## Background

Keep Truckee Meadows Beautiful (KTMB), the region's nonprofit Keep America Beautiful affiliate known for programs like The Great Community Cleanup and Christmas Tree Recycling, received an anonymous donation in 2012 to help clean up the Truckee River. Having facilitated the work of thousands of volunteers over the years to create a cleaner and more beautiful Truckee Meadows, KTMB's Board of Directors were inspired to move beyond cleanups toward identifying solutions to prevent littering and illegal dumping in the first place. As a result of that generous gift, KTMB started the Watershed Warriors educational program and expanded Adopt-A-Spot to the Truckee River. KTMB interacted with many river stakeholders and began to recognize that the lack of a comprehensive river plan limited the long-term solutions that could be pursued.

Like KTMB, Nevada Land Trust (NLT) had been working on and along the Truckee River since its founding in 1998. As Nevada's first nonprofit independent conservation land trust, NLT helped Washoe County acquire eleven properties along the Truckee River in the east Truckee Meadows, and assisted with two more in the vicinity of Mogul. NLT also partnered with Reno, Sparks, and Washoe County to oversee treatment of invasive weed species in the Truckee River corridor, and to manage emergency watershed restoration efforts following recent wildfires in the area. NLT created the Truckee River Funding Working Group to advise the Washoe County Commission on how best to coordinate and leverage the \$10M for the Truckee River included in State Question One passed by voters in 2002.



Recognizing that each organization had a longstanding commitment to the health and well-being of the Truckee River, as well as a shared desire to ensure that the gifts of donors and volunteers were used wisely and for maximum impact, KTMB and NLT joined forces to try a new approach. Confirming that many excellent but separate plans already existed that addressed specific issues or focus areas, the two organizations sought to weave them into a single comprehensive and coordinated document that better reflected the realities of an inter-connected river system. In so doing, gaps where more work and attention were required could also be identified and included.

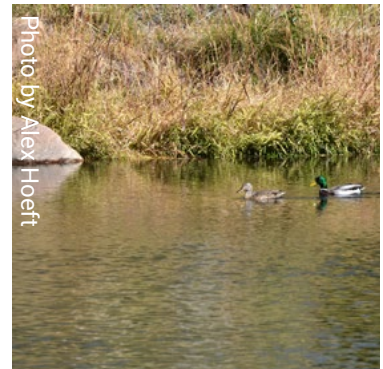
Knowing that individual programs and projects could be stronger by working together, and that traditional sectors and boundaries must be crossed to address all the issues affecting the Truckee River, One Truckee River was born.

### Planning Process

Creating a comprehensive plan through collaboration and consideration of all activities, issues, and impacts on and along Nevada's reach of the river became the first priority for One Truckee River. Nevada Land Trust and Keep Truckee Meadows Beautiful identified and convened a Core Planning Team in May 2015. Members of the group were invited to participate based on their understanding of and expertise in Truckee River issues and areas, and, perhaps most importantly, their ability to think beyond individual agendas to embrace the concept of an interrelated and collaborative whole.

With backgrounds ranging from health, law enforcement, and social services to recreation, wildlife, and water quality, the team provided project leadership and technical expertise to ensure engagement of the collective knowledge of the Truckee River community at all levels. The roles and responsibilities of the Core Planning Team members include:

- Embrace the One Truckee River vision, goals and team core values.
- Contribute to the development of a One Truckee River Management Plan sharing expertise and/or financial and in-kind resources, as available.
- Work cooperatively and collaboratively with other team members, openly communicating, and committing to listen, learn, and address challenges as a team to further One Truckee River vision and goals.
- Participate in project outreach and support stakeholder and community participation and engagement.
- Serve as the primary liaison between the team and the





designated agency or community partner, promoting the involvement of the partner agency or community interest (area) in the project.

- Be informed and actively participate in all team meetings to the maximum extent possible.
- Thoroughly brief alternate representative to facilitate continued collaboration.

With assistance from the National Park Service's River, Trails, and Conservation Assistance Program expert Barbara Rice, the team developed the vision and initial goals for the One Truckee River Plan. In addition, they assessed the opportunities for and threats to the Truckee River, and identified key issues that would need to be addressed by the plan. Consensus emerged around nine categories that became the core One Truckee River emerging issues, and established the framework for the plan. The team also established the phases for the planning that have been dictated in part by available early funds for the effort, as well as by the pressing challenges unique to the more urban sections of the Truckee River. Phase One covers the Truckee River from West McCarran Boulevard in west Reno to Glendale Avenue in Sparks. Phase Two will cover the section downstream from Glendale to Pyramid Lake; Phase Three will cover upstream from West McCarran to the California state line.

The nine emerging issues identified by the Core Planning Team are:

**Water Quality** - Many of the people, wildlife and plants in our region depend on the Truckee River to sustain them. Current policies leave room for improvement in the way we manage what gets in to the river. Threats to the water quality will be exacerbated as the community grows. It is critical that we, as a community, keep the water in the Truckee River clean and healthy for all who depend on it.

**Social Issues** - The Truckee River is also impacted by challenges to our community to provide support and services to an at-risk population, including those suffering from homelessness. Substance abuse, mental health conditions, and criminal activity may also factor in to the equation. While these issues often create barriers to those recreating and using the river, the social issues are not just Truckee River problems; they impact the entire community.

**Stewardship** – How will we care for the Truckee River and manage its associated facilities? For it to be an accessible and inviting destination for residents and visitors alike, the Truckee River requires coordinated and consistent management by faithful stewards. Currently, federal, state and local jurisdictions play a role in protecting and maintaining the river, as do many non-profits, businesses, and other stakeholders.

**Ecosystem** – The entire region depends on the overall condition of the Truckee River ecosystem. It can also serve as an indicator of the health of the surrounding community. Ecosystem health includes



Photo by Alex Hoeft

both physical features (geomorphology) and living features (biological) of the river, and is influenced by water quantity, quality and timing of delivery. The river ecosystem faces challenges from drought, flooding, climate change, development, invasive species and more.

**Quality of Life** - The Truckee River enhances the lives of local residents and visitors alike. To members of the Paiute and Washoe tribes, the Truckee River is a sacred place. It is integral to the history of Reno and Sparks, and the Truckee River enhances the lives of today's residents and visitors alike. They find stillness and reflection along its banks; communing with nature offers well-researched benefits for everything from healing heart disease to improving mental health. The Truckee provides a unique location for some of the region's most popular arts and cultural events. However, many people are still not aware of the opportunities the river presents, and are not fully taking advantage of what it has to offer. Identifying and driving solutions that leverage the Truckee River will enhance the quality of life for all.

**Public Safety** - While the Truckee River presents many opportunities that enhance our region's quality of life, it also presents threats. Threats can come from flooding, debris, hazards in the water, and ill-equipped users. Some areas along the river invite criminal activity. Public safety involves identifying and building solutions to mitigate threats to public safety, thereby enhancing the community's enjoyment of it.

**Funding** - Implementation of the One Truckee River Management Plan to achieve the vision of One Truckee River will require both short- and long-term funding. A strategy to support the long-term sustainability of the group to oversee One Truckee River and to fund specific priorities and initiatives identified as part of the plan must be developed.

**Recreation** - The Truckee River offers recreational opportunities vital to the health and well-being of our community, including swimming, fishing, kayaking, biking and walking. However, opportunities exist to improve the access, usability, and quality of existing facilities and resources, in addition to providing new facilities. Identifying and creating solutions to enhance the recreational opportunities provided by the Truckee River are needed.

**Education** - For our community to truly become good stewards of the Truckee River, it must understand the river's central role in our environment, our history and our culture, as well as the impacts of individual behaviors and choices. The river is also a wonderful resource that can be used in place-based teaching of biology, geology, history, and more. Avenues are needed to educate all ages within the community on the importance of the river, and to incorporate the river into the educational process.

*"Rivers run through our history and folklore, and link us as a people. They nourish and refresh us and provide a home for dazzling varieties of fish and wildlife and trees and plants of every sort. We are a nation rich in rivers."*

**Charles Kuralt**





The nine emerging issues anchored a successful stakeholder forum held on September 30, 2015. More than 130 stakeholders attended the day-long forum to discuss the top concerns, challenges, opportunities and solutions for each issue area. That forum developed a list of technical experts that would later be asked to participate in developing the plan strategies.

In October of 2015, a Request for Proposal (RFP) was issued for Phase One of the One Truckee River Management Plan. The scope of work called for development of a short-term and long-term implementation plan for addressing the nine issue areas, previously identified by the Core Planning Team and refined at the September 30th stakeholder forum. An inter-disciplinary team led by CFA was selected.

In December of 2015, Forum attendees, members of the Core Planning Team, and other stakeholders were asked to fill out a survey to gain additional feedback on the existing programs, initiatives and services relevant to each of the issue areas. Once again, that information was compiled and incorporated into the framework for the plan.

In January of 2016, nine separate subcommittee meetings were held, one for each of the issue areas. The purpose of those meetings was to gather the technical experts and stakeholders together to identify two to four clear priorities to be included in the plan related to the issue area. In addition, subcommittee members developed possible initiatives or action items that would be needed to implement the priority areas.

The outcome of the subcommittee meetings led to the creation of 33 objectives and more than three times as many strategies and corresponding action items. Many subcommittee action items overlapped with those of other subcommittees. Confirming this inter-relationship at the core of the entire One Truckee River conversation, the nine emerging issue areas were combined and structured into four planning goals.

Those four goals, as well as the initial objectives, were presented to nearly 100 people at a public open house held from 4-7 p.m. on June 7th, at the Siena Hotel beside the Truckee River. Feedback was sought for the goals and objectives through conversations with the team members who staffed the four goal stations, via comment cards, and through a large mapping exercise where participants could indicate challenges and opportunities directly on the wall-sized river maps. Initial renderings of some of the action items were also presented.

The One Truckee River Management Plan draft was completed in July 2016. Final review by the Core Planning Team will take place in August 2016. The Reno City Council, Sparks City Council, and the Washoe County Commission will each be asked to formally adopt the plan in September 2016. Adoption will ensure a shared commitment to the plan and establish accountability for its elements. Adoption will mean that annual mapping, treatment, monitoring, reporting, and other efforts are supported and completed, and will pave the way for potential future funding.

Moving forward with the recommendations contained herein, the team will establish a long-term coalition structure for One Truckee River to oversee implementation of the One Truckee River Management Plan, and to expand planning beyond the first phase downstream to Pyramid Lake and upstream to the California state line. Nevada Land Trust and Keep Truckee Meadows Beautiful will continue to act in a shared organizational and leadership capacity for One Truckee River, in collaboration with the team and multiple stakeholders, unless or until an alternate structure is established by the team.

# Mission, Vision & Goals

## Mission

One Truckee River works to ensure a healthy, thriving, sustainable river connected to the hearts and minds of its community.

## Vision

“One Truckee River” is a collaboration of public and private partners working together for a Truckee River that flows clear and clean, quenches our thirst, sustains the river’s natural ecology, cultural resources and wildlife, and connects residents and visitors to unparalleled opportunities for recreation and regeneration.

## Goals

The One Truckee River Management Plan has four primary goals focused on the health of the river, connecting people and places, creating an engaged community, and addressing the long term and sustainable management of the river. Within each of the goals are objectives, strategies and action items that provide the over-arching framework for the plan.

- Goal 1: Ensure and protect water quality and ecosystem health in the Truckee River.
- Goal 2: Create and sustain a safe, beautiful and accessible river connecting people and places.
- Goal 3: Build an aware and engaged community that protects and cares for the river.
- Goal 4: Ensure the measurable, sustainable and collaborative management of the river for today and into the future.



Photo by Alex Hoeft

Protect water quality and ecosystem health



Photo by Taylor Gipe

Create a safe, beautiful and accessible river



Photo by Alex Hoeft

Foster a community that protects and cares for the river



Photo by Alex Hoeft

Sustainable management

## Public Engagement

The One Truckee River Planning Team and the Core Planning Team understand that public participation and community engagement is one of the most important elements in the planning process. For that reason, one of the first things implemented in the planning process was a partnership with the National Park Service (NPS) Rivers, Trails and Conservation Assistance Program. Through this program, NPS was able to identify a funding source through the Conservation Legacy where the One Truckee River (OTR) could hire a communications coordinator intern. This intern worked with OTR staff to identify the methods and means of how OTR would work to keep the public informed, as well as provide an outlet for our Core Planning Team and stakeholders.

As a result of this unique partnership, the OTR planning effort secured its own website, [www.onetruckeeriver.org](http://www.onetruckeeriver.org), as well as Facebook, Twitter and Instagram accounts. During the entirety of the planning, OTR intern Alex Hoeft was able to maintain the website and engage the public in social media with information, comments and invitations to events. She formatted the website such that it became the primary tool for use in communicating with our Core Planning Team and stakeholders. Meeting agendas, minutes and planning dates were kept updated on the website and draft documents were uploaded and password protected for review by the Core Planning Team (41 members) and the issue subcommittees (119 members).

Following is a summary of community engagement activities with results for this One Truckee River planning effort:

**I. Website:** The One Truckee River website ([www.onetruckeeriver.org](http://www.onetruckeeriver.org)) has served as the initiative's foundation since the very beginning (May 2015). Here, information such as the who, what, why, where and how of the initiative is listed, as well as Core Planning Team members, meetings and minutes; stories of those with Truckee River experiences; a Virtual Reality Truckee River tour; a One Truckee River pledge; links to groups working in relation to the river; a calendar of events along the river; the Truckee River in the media; blog updates on the initiative; and contact info.

The public was regularly encouraged to visit the website and review the information there, sometimes for specific situations: to take a survey, to take a pledge, or to contact OTR. Core Planning Team and stakeholder members had access to a private page where they could review meeting notes from the stakeholder forum and subcommittee meetings, as well as comment on the draft version and final version of



Photo by Alex Hoeft



Photo by Alex Hoeft



Photo by Christi Cakiroglu



Photo by Alex Hoeft



the management plan and draft technical memos. The website was updated on a weekly basis by One Truckee River intern Alex Hoeft, who also worked as technical support for the website.

**II. Social Media:** One Truckee River built social media accounts on Facebook, Twitter, and Instagram from the ground up. From June 2015 to June 2016, One Truckee River had 275 Facebook likes; 400 Instagram followers; and 250 Twitter followers. It is important to note that One Truckee River boosted two Facebook posts over the past year: one inviting locals to take the One Truckee River Pledge – reaching 3,136 people; and the second inviting locals to the One Truckee River Open House – reaching 6,136 people. One Truckee River can be found on Facebook by searching One Truckee River; OTR's Instagram and Twitter handles are both @onetruckeeriver. Graphs showing account growth from June 2015-2016 can be found to the right.

**III. Media Coverage:** One Truckee River has received much attention in the media. Northern Nevada news organizations such as the Reno Gazette-Journal, Reno News & Review, Reno Public Radio (KUNR), KOLO 8 News Now, KTVN Channel 2, KRNV Channel 4, This Is Reno, and 100.1 The X, have all dedicated stories to the One Truckee River initiative, including Face the State, an in-depth news program aired on Channel 2. Key OTR personnel such as Nevada Land Trust Executive Director Alicia Reban, Keep Truckee Meadows Beautiful Executive Director Christi Cakiroglu and Nevada Land Trust Natural Resources Specialist Lynda Nelson all spoke to media member's multiple times to explain OTR's purpose and goals.

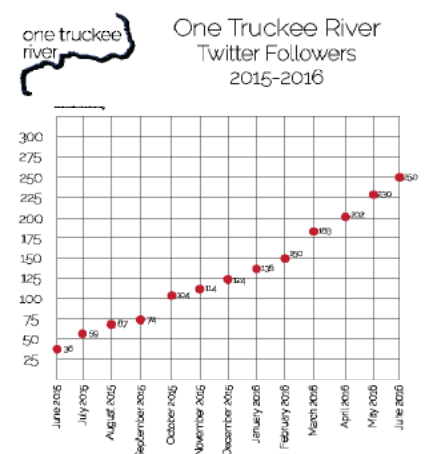
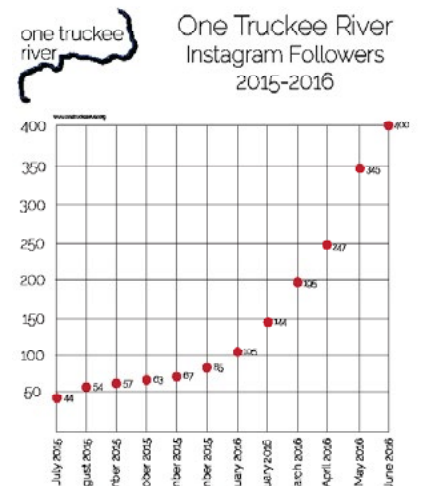
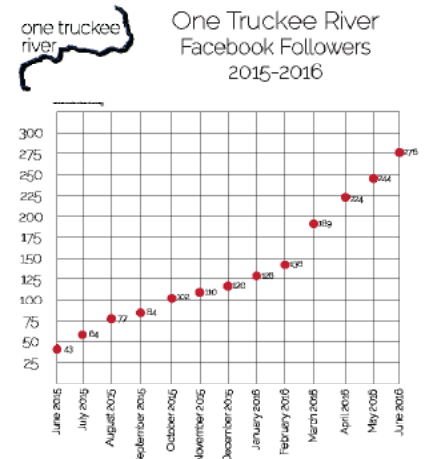
#### IV. Surveys:

*a. July – September 2015 Public Survey:* In an effort to understand the residents of Reno, Sparks and Washoe County's relationship with the relationship with the Truckee River, One Truckee River conducted a small survey gathering the public's input on use, concerns, and hopes surrounding the river. Outlets for sharing the survey included OTR's Facebook, Twitter, and Instagram; Nevada Land Trust's Facebook and email network; and Keep Truckee Meadows Beautiful Truckee River Cleanup Day (September 26, 2015) volunteer registration, which resulted in over 1,000 volunteers with access to the survey.

With 274 responses, the top three concerns around the Truckee River were 1) ecosystem; 2) stewardship; and 3) water quality. The most popular river activities listed were walking, biking, running, fishing, taking photos, and enjoying nature along the river. A full list of responses can be found in the appendix.

*b. November 2015 One Truckee River Stakeholder Survey:* In

## Social Media Engagement



## June–September 2015 Public Survey

November 2015 One Truckee River hired a consultant team to write the One Truckee River Management Plan. The team's first step was to distribute a survey to all stakeholders involved in the September 2015 meeting (explained in VI a). The survey revolved around the nine issue/subcommittee groups identified early on in the planning process: social, education, water quality, sustainable funding, stewardship, ecosystem health, public safety, recreation and quality of life.

The survey asked each member:

- 1) which subcommittee group he or she participated in;
- 2) what the Truckee Meadows community is currently doing to address whichever issue was chosen in question one; and
- 3) if there are any additional areas that should be addressed under the chosen issue.

Below are summarized responses of each subcommittee group to survey questions two and three. Full reports are available upon request.

*i. Social:* Existing organizations include Community Assistance Center, City of Reno, Truckee Meadows Water Authority, Reno Works Program, Reno Police Department, Mobile Outreach Safety Team, Keep Truckee Meadows Beautiful, and Volunteers of America. Subcommittee recommendations include pet-client program for homeless population; available public storage; longer term hospitalization for mentally ill; speedier access to medication; more accessible garbage cans; permanent bathrooms; more programs like Reno Works.

*ii. Education:* Existing organizations include The Nature Conservancy, Keep Truckee Meadows Beautiful, Sierra Nevada Journeys, Nevada Department of Wildlife, Nevada Division of Environmental Protection, Great Basin Institute. Subcommittee recommendations include creating a list of which organizations are doing what (concerning the Truckee River); reaching out to different, more communities; finding overlap between organizations; coordinating a unified message; align programs to local school standards.

*iii. Water quality:* Existing organizations include the Truckee Meadows Storm Water Permit Coordinating Committee, City of Reno, City of Sparks, Washoe County, Truckee Meadows Water Authority, Nevada Department

### 1. Why do you love the Truckee River? (n=1062)

- a. Recreation out of the river = 21.9%
- b. Fish, photography, nature = 18.3%
- c. Recreation in the river = 17.9%
- d. Source of drinking water = 17.7%
- e. Attend a special event = 13.7%
- f. Tourist attraction = 10.5%

### 2. How often do you go to the Truckee River? (n=274)

- a. Once a week = 23.7%
- b. Three + days a week = 21.5%
- c. Twice a month = 20.1%
- d. Once a month = 11.3%
- e. Every day = 8%
- f. Once every three months = 7.7%
- g. Once every six months = 4%
- h. Once a year = 2.2%
- i. Never = 1.5%

### 3. In your opinion, what are the top three issues facing the Truckee River? Please check three. (n=832)

- a. Ecosystem = 22%
- b. Stewardship = 18.3%
- c. Water quality = 18.1%
- d. Social issues = 9.9%
- e. Funding = 8.4%
- f. Public safety = 5.6%
- g. Recreation = 5.5%
- h. Quality of life = 5.5%
- i. Education = 4.3%
- j. Other = 2.4%

### 4. Other comments having to do with \_\_\_\_\_ of/along the Truckee River:

- a. Location: 18.1%
- b. Ecosystem: 13.3%
- c. Recreation: 9.6%
- d. Other: 8.4%
- e. Illegal camping: 6%
- f. Preservation: 4.8%
- g. Development: 4.8%
- h. Nature: 4.8%
- i. Volunteer work: 3.6%
- j. Commute: 3.6%
- k. Water source: 3.6%
- l. Education: 3.6%
- m. Art: 2.4%
- n. History/culture: 2.4%
- o. Potential: 2.4%
- p. No alcohol: 2.4%
- q. Pyramid Lake: 2.4%
- r. Economy: 1.2%
- s. Signage: 1.2%
- t. Resources: 1.2%

of Transportation. Subcommittee recommendations include promoting low impact development standards; promoting data sharing across organizations; a Washoe County groundwater program; river flood channel maintenance.

*iv. Sustainable funding:* Existing organizations include Washoe County, State Question One, Truckee River Flood Management Authority. Subcommittee recommendations include creating a work group/task force; identifying what is being currently spent on the Truckee River; developing a river district; identifying core funding.

*v. Stewardship:* Existing organizations include Keep Truckee Meadows Beautiful, Truckee River Fund, Trout Unlimited, NV Energy, Intuit, Patagonia, Washoe County. Subcommittee recommendations include river monitors or ambassadors; incorporating stewardship into local curriculum; more improvements along the river.

*vi. Ecosystem health:* Existing organizations include Nevada Land Trust, Keep Truckee Meadows Beautiful, The Nature Conservancy, Washoe County, Bureau of Land Management, U.S. Fish & Wildlife Service, Nevada Division of Environmental Protection, Army Corp of Engineers. Subcommittee recommendations include removal of invasive species during low flow; creating list of recommended species for restoration along river; Truckee River Flood Management Project; fuels reduction projects; Pesticide-Free Parks Program.

*vii. Public Safety:* Subcommittee recommendations include a mile by mile assessment; a Community Service and Safety Team; safety boxes (blue lights) along river; change environmental design to deter camping; build relationship with animal shelters to help house homeless pets.

*viii. Recreation:* Existing organizations include Keep Truckee Meadows Beautiful. Subcommittee recommendations include Truckee River District; "Love Your River" signage; survey of users; mobile app; continuity of law enforcement across jurisdictions.

*ix. Quality of Life:* Subcommittee recommendations include celebration along entire length of river; Traditional Cultural Property; removal of non-natural structures along river; app with map of trails, art, access, education.



Photo by Alex Hoeft



**V. Meetings with Local Jurisdictions:** One Truckee River key personnel met with the elected officials of Washoe County, City of Reno, and City of Sparks; as well as tribal council members from the Reno-Sparks Indian Colony, and Truckee Meadows Regional Planning Agency Executive Director Kim Robinson. Such individuals were met with twice: once early on in the planning process to gather input, and second, near the end of the draft plan period to review the final draft of the One Truckee River Management Plan and prepare for adoption. Those individuals are listed below:

- a. City of Reno Mayor Hillary Schieve
- b. City of Reno Councilmember David Bobzien, at-large
- c. City of Reno Councilmember Jenny Brekhus, Ward 1
- d. City of Reno Councilmember Naomi Duerr, Ward 2
- e. City of Reno Councilmember Oscar Delgado, Ward 3
- f. City of Reno Councilmember Paul McKenzie, Ward 4
- g. City of Reno Councilmember Neoma Jardon, Ward 5
- h. City of Sparks Mayor Geno Martini
- i. City of Sparks Councilmember Julia Ratti, Ward 1
- j. City of Sparks Councilmember Ed Lawson, Ward 2
- k. City of Sparks Councilmember Ron Smith, Ward 3
- l. City of Sparks Councilmember Charlene Bybee, Ward 4
- m. City of Sparks Councilmember Ron Schmitt, Ward 5
- n. Reno-Sparks Indian Colony Chairman Arlan D. Melendez
- o. Reno-Sparks Indian Colony Vice-Chairman Daryl Gardipe
- p. Reno-Sparks Indian Colony Secretary Robin Eagle
- q. Reno-Sparks Indian Colony Treasurer Verna Nuno
- r. Reno-Sparks Indian Colony Councilmember Ruth Sampson Guerrero
- s. Reno-Sparks Indian Colony Councilmember Theresa Coffman
- t. Reno-Sparks Indian Colony Councilmember Jody McCloud
- u. Reno-Sparks Indian Colony Councilmember Jacqueline Quoetone
- v. Reno-Sparks Indian Colony Councilmember Shawna Kirsten
- w. Truckee Meadows Regional Planning Agency Executive Director Kim Robinson
- x. Washoe County Commissioner Marsha Berkgigler
- y. Washoe County Commissioner Bob Lucey
- z. Washoe County Commissioner Chair Kitty Jung
- aa. Washoe County Commissioner Vaughn Hartung
- bb. Washoe County Commissioner Jeanne Herman

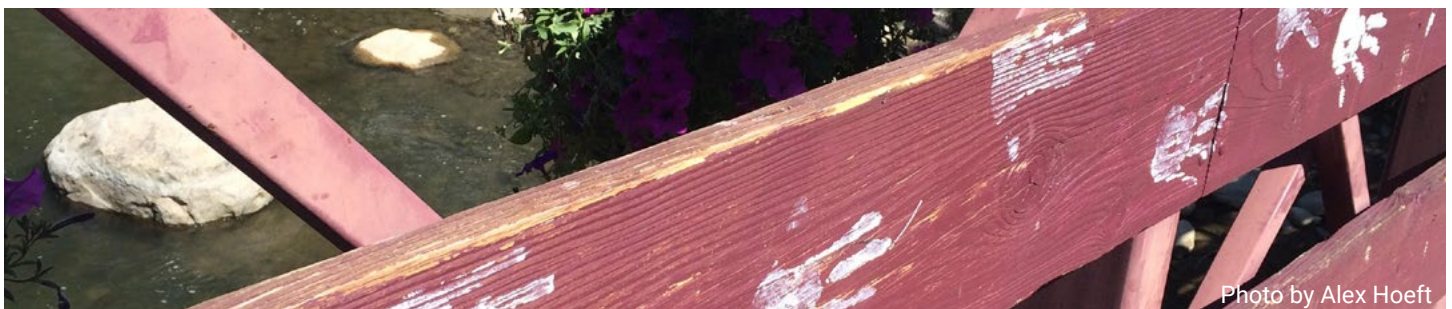


Photo by Alex Hoeft

**VI. Events:**

*a. Stakeholder Forum, September 30, 2015:* On September 30, 2015, One Truckee River held a stakeholder forum at the McKinley Arts & Culture Center in Reno, Nevada, attended by 126 people. Those in attendance consisted of local experts across the nine different issues on which One Truckee River is based: social, education, water quality, sustainable funding, stewardship, ecosystem health, public safety, recreation, and quality of life. The attendees were broken up into their pre-determined issue group, discussing the top concerns and possible solutions regarding the Truckee River and their specific issue.

Ultimately, the results of the discussions at the stakeholder forum built the foundation for phase one of the One Truckee River Management Plan.

*b. Press Conference, March 3, 2016:* As a way to encourage people to become more aware of the need to protect the Truckee River, One Truckee River introduced a One Truckee River Pledge on March 3, 2016 during a press conference. City of Sparks Mayor Geno Martini, City of Reno Councilmember Oscar Delgado, and Washoe County Commissioner Vaughn Hartung all spoke at the conference, explaining the importance of the Truckee River to the area, and actually took the pledge and invited the public to join them.

The pledge states the following: "In 2016, I pledge to do my part in promoting a clean, thriving, sustainable Truckee River community for the benefit of current and future generations." All those who take the pledge, whether at events at which One Truckee River is present or on OTR's website, get a button that reads, "I pledge to protect the Truckee River." As of July 2016, 251 people have taken the pledge. The pledge runs through the remainder of 2016.

*c. Banff Mountain Film Festival, March 29, 2016:* During Nevada Land Trust's annual hosting of the Banff Mountain Film Festival in Reno, One Truckee River set up a table, allowing attendees to take the One Truckee River Pledge and learn more about the initiative as a whole. Over 1,200 people attended BANFF and had access to the OTR table.

*d. Keep Truckee Meadows Beautiful's Great Community Cleanup, April 30, 2016:* After Keep Truckee Meadows Beautiful's annual Great Community Cleanup, a barbecue was



held at Bartley Ranch in Reno. One Truckee River set up a table, inviting people to take the One Truckee River Pledge and learn more about the initiative. Over 700 people attended the KTMB cleanup and had access to the OTR table.

*e. REI Expo, May 20-21, 2016:* Alongside Northern Nevada nonprofit organizations, One Truckee River had a table during the two-day 2016 REI Expo in Reno. Those shopping at REI had direct access to One Truckee River to ask questions about the initiative and its goals, take the One Truckee River Pledge, and receive an invitation to the then-upcoming OTR Open House.

*f. Nevada Museum of Art's First Thursday, June 2, 2016:* During a First Thursday event at the Nevada Museum of Art, One Truckee River had a table, inviting people to both take the One Truckee River Pledge and attend the then-upcoming open house to see the draft One Truckee River Management Plan. An estimated 300 people attended First Thursday, and had access to the OTR table.

*g. Open House, June 7, 2016:* The phase one draft One Truckee River Management Plan was first made available to the public on June 7, 2016, during an open house held at the Siena Hotel in downtown Reno, Nevada. At this open house, which over 100 people attended, the plan's four goals were put on display, and One Truckee River stakeholders sharing talking points and answering the public's questions. At each goal table, a draft management plan was available for review.

As another option for attendees, a mapping exercise at the open house allowed people to place stickers on a map of the Truckee River pointing out where they would like to see more events, access, restrooms, lighting, art, etc. along the river.

Those who attended submitted a comment card before leaving. This comment card allowed attendees to share their thoughts on the draft management plan, as well as their top concerns and admirations of the Truckee River. Comments were taken and reviewed by One Truckee River personnel to make sure all concerns were being addressed in the management plan.

With over 75 comment cards filled out between members of the public and OTR stakeholders, the top three reasons attendees were most excited about the OTR Management Plan were 1) attention to the Truckee River; 2) organizations working together for a good cause; and 3) a comprehensive and sustainable management plan. The most popular responses for making one change to increase use of the river were 1) moving camping populations off the Truckee River; 2) increased safety; and 3) more restrooms or pit stops.

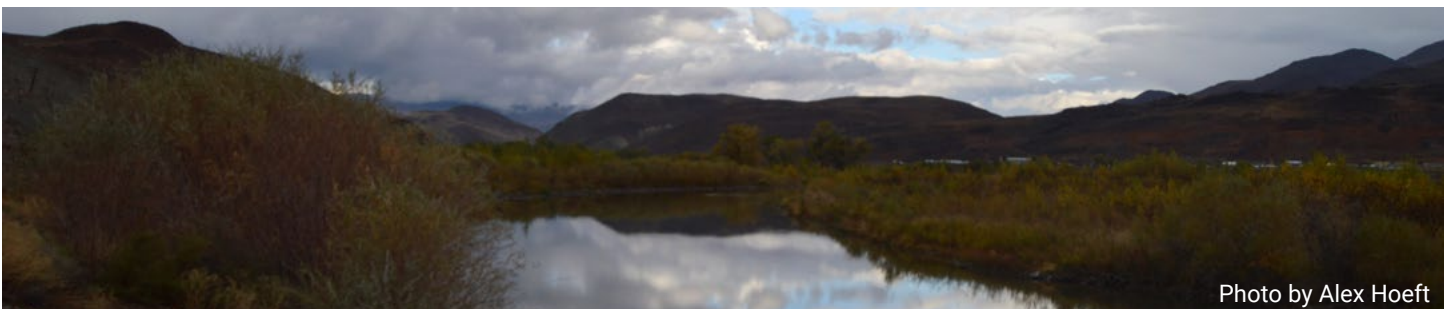


Photo by Alex Hoeft



Moving forward, One Truckee River will continue to work with all of its stakeholders and engage with the public. A working group/coalition will be created to oversee the implementation of the phase one of the One Truckee River Management Plan beginning in the fall of 2016.

Future public outreach objectives include a Truckee River Visitors Center; educational kiosks along the river; water etiquette brochures; a forum to share river stories and experiences; a self-guided watershed tour; a speaker's bureau; a One Truckee River newsletter; and continued expansion of OTR social media platforms and maintenance of the OTR website. Many of these objectives are listed in the One Truckee River Management Plan Strategies and Action Items section.

## Relationship to Other Plans and Policy Documents

A number of agency master plans, strategic plans and policy documents have recently been updated or are going through the update process. These plans and policy documents share many of the same strategies that the One Truckee River Management Plan is implementing. These documents provide policy direction on a range of issues, including resource management, land use, housing, public facilities and services, recreation and open space.

### City of Reno Master Plan

The City of Reno is in the process of updating its master plan through Relmagine Reno. Through the public participation process in Phase I of Relmagine Reno, residents expressed support for visions of Reno as a base for outdoor activities, as well as arts and culture. The One Truckee River Management Plan identifies the need to integrate more art, including wall murals, interpretive signage and art pieces along the Truckee River corridor. Strategies have been identified to encourage both visitors and local residents to recreate along the river. This includes holding more special events at parks located along the river, developing smart phone apps that highlight events and amenities or unique locations for stopping, and increasing the type of amenities along the corridor, such as hydration stations, bike tire changing stations, benches, signage, and bike racks, etc.

### City of Sparks Master Plan

The City of Sparks is currently going through a master plan update. As a part of that process, goals and policies have been drafted for review and adoption. Several of the policies tie directly to the One Truckee River Management Plan, including protection of water quality, maintaining the Truckee River corridor as a trail and open space system, requiring new development to accommodate public trail and river access, and implementing Best Management Practices, including Low Impact Development practices to control urban storm water runoff. The One Truckee River Management Plan identifies strategies and action items that are associated with these policies, including providing for an updated zoning code standard to address design standards along the river, requiring LID standards, and increasing public amenities along the river (benches, signage, bike tire changing stations, hydration stations, lighting, bike racks, art, etc.) to encourage recreational use of the trail system.

### Renown Health Mission

Renown's mission statement is "Renown Health makes a genuine difference in the health and

well-being of the people and communities we serve.” It follows, then, that actions to address health and wellness, history and culture, ecosystem and recreation, water quality and quality of life must be undertaken together. By healing the river, we heal ourselves. By addressing the many challenges surrounding the river, and our communities’ connections to it, we will also be intervening upstream with many medical conditions, from obesity to hypertension, heart disease, stroke, asthma and depression, especially in inner urban areas. The One Truckee River Management Plan provides goals, strategies and action items that are aligned with the Renown mission and contributes to a healthier environment for everyone to enjoy.

### TMWA's Mission & Vision

TMWA's mission and vision are focused on enhancing the quality of life in the Truckee Meadows by delivering exceptional, customer-focused water services. Many of the One Truckee River Management Plan initiatives included in Goal One are specific to improving water quality in the Truckee River through improved storm drain and stormwater management and reducing negative human impacts to the river that impact water quality. Additionally, the One Truckee River Management Plan includes a number of watershed education action items that increase opportunities and partnerships to expand community knowledge and awareness of the Truckee River.

### Truckee River Flood Management Authority

The goal of the Truckee River Flood Protection Plan is to reduce flood damages and casualties from a 100-year flood event. The project includes flood control infrastructure (levees, flood walls, and bridges); ecosystem restoration (floodplain terracing and re-vegetation); and recreation (50 individual picnic sites, 2 group picnic shelters, parking, a playground, restrooms, 4 kayak/canoe access points, 13 fishing access points, and 18,800 LF of paved and unpaved trails).

### Washoe County District Health

In 2016, the Washoe County District Health Department adopted the Washoe County Community Health Improvement Plan. The plan outlines policies for integrating physical activity into daily life and providing Family Health Festivals to at-risk communities in Washoe County. The One Truckee River Management Plan encourages walking and biking along the Truckee River, and provides amenities that will increase safety and lighting along the corridor. The One Truckee River Management Plan also calls for increasing special events at parks located along the Truckee River. Several of the parks located along the Truckee River are ideal for the Family Health Festivals and would encourage families to spend more time outdoors and on the river.

### Washoe County Master Plan

The Washoe County Master Plan was adopted in 2010. Two elements of the Master Plan, conservation and open space and natural resource management, are directly linked to the protection of the Truckee River and align with the One Truckee River Management Plan. The One Truckee River Management Plan identifies action items to address improving water quality, identifying appropriate vegetation along the river corridor and protection of habitat in and along the river.

# Healthy River



## GOAL ONE:

Ensure and protect water quality and ecosystem health in the Truckee River

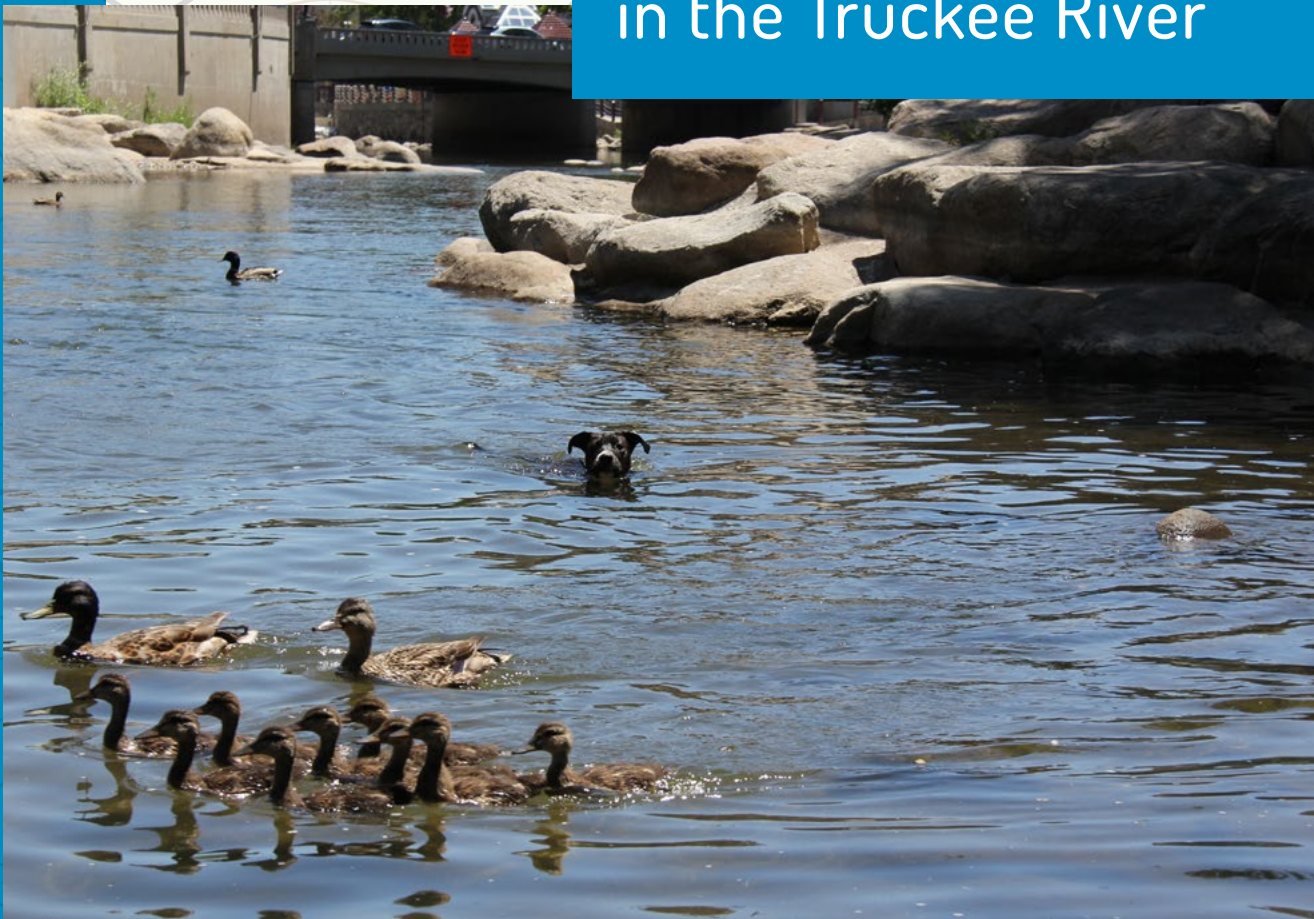


Photo by Taylor Gipe



# Goal One

## Ensure and protect water quality and ecosystem health in the Truckee River.

The overall ecosystem health of the Truckee River is both an indicator of and vital to the health of the surrounding community. Ecosystem health includes both physical features (geomorphology) and living features (biology) of the river, and is influenced by water quantity, quality and timing of delivery. The river ecosystem faces a suite of challenges within a highly regulated and developed corridor from drought, flooding, climate change, development, invasive species and more.

The identified goals and strategies are listed below. The associated action items and implementation timelines can be found in the back of the One Truckee River Management Plan.

| Goal One Strategies                                                                             |                                                                                                                                                                                                                                                                                             |
|-------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Goal 1: Ensure and protect water quality and ecosystem health in the Truckee River.             |                                                                                                                                                                                                                                                                                             |
| Objective 1.1 - Assure that storm drains are delivering the cleanest water into the river       |                                                                                                                                                                                                                                                                                             |
| 1.1.a                                                                                           | Identify location of all high-volume storm drains and the largest storm water contributions to the Truckee River.                                                                                                                                                                           |
| 1.1.b                                                                                           | Establish necessary testing procedures for assessing quality of water coming out of storm drains and identify the areas that are the main contributors of pollution to the river.                                                                                                           |
| 1.1.c                                                                                           | Implement Best Management Practices to improve quality of water flowing into the Truckee River from contributing watershed areas.                                                                                                                                                           |
| Objective 1.2 - Assure effective watershed management on the Truckee River and its tributaries  |                                                                                                                                                                                                                                                                                             |
| 1.2.a                                                                                           | Develop Truckee River Watershed Management Plan through stakeholder coordination and consensus process.                                                                                                                                                                                     |
| 1.2.b                                                                                           | Interface with emerging Washoe County Fire Adapted Communities Network to integrate fuels management (pre and post fire) in the Wildland Urban Interface of the Truckee River watershed.                                                                                                    |
| Objective 1.3 - Mitigate human impacts that adversely impact water quality on the Truckee River |                                                                                                                                                                                                                                                                                             |
| 1.3.a                                                                                           | Establish permanent photo points on the river to monitor debris, water levels and human impact.                                                                                                                                                                                             |
| 1.3.b                                                                                           | Educate users of the Truckee River on issues impacting water quality.                                                                                                                                                                                                                       |
| 1.3.c                                                                                           | Ensure adequate public restrooms along the Truckee River. Initiate a pilot study of temporary restroom facilities in priority areas along the river corridor.                                                                                                                               |
| 1.3.d                                                                                           | Promote and participate in local Source Water Protection Planning efforts which serve to protect drinking water sources in Nevada's communities.                                                                                                                                            |
| Objective 1.4 - Create a rich and diverse vegetative ecosystem                                  |                                                                                                                                                                                                                                                                                             |
| 1.4.a                                                                                           | Use mapping to identify river sections where increased vegetation diversity, structure and restoration can address multiple challenges and opportunities.                                                                                                                                   |
| 1.4.b                                                                                           | Create an approved vegetative species list to increase biodiversity and shading on lands along the Truckee River.                                                                                                                                                                           |
| 1.4.c                                                                                           | Develop and implement a coordinated vegetation management plan along the river corridor.                                                                                                                                                                                                    |
| 1.4.d                                                                                           | Encourage collaboration and education among agencies, particularly the Federal Water Master and Truckee Meadows Water Authority, to better understand Truckee River flows as dictated by the Truckee River Operating Agreement in order to optimize restoration projects and opportunities. |

| Objective 1.5 - Improve wildlife habitat continuity, connectivity and integrity |                                                                                                                                                                                                             |
|---------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.5.a                                                                           | Develop list of key 'indicator' species, both aquatic and terrestrial, to monitor and measure.                                                                                                              |
| 1.5.b                                                                           | Seek opportunities for strategic land acquisition to improve wildlife connectivity and integrity.                                                                                                           |
| 1.5.c                                                                           | Support existing officially designated wildlife corridors.                                                                                                                                                  |
| Objective 1.6 - Improve river function and flood attenuation                    |                                                                                                                                                                                                             |
| 1.6.a                                                                           | Incorporate key elements of the Truckee River Flood Management Project in the One Truckee River Plan to preserve and expand the river corridor.                                                             |
| 1.6.b                                                                           | Review existing development codes among jurisdictions, and provide guidance and direction for Low Impact Development (LID) and river enhancement.                                                           |
| 1.6.c                                                                           | Coordinate design and execution of the One Truckee River Management Plan with the Truckee River Flood Management Authority.                                                                                 |
| 1.6.d                                                                           | Identify upstream opportunities for restoration projects which will have downstream impacts.                                                                                                                |
| 1.6.e                                                                           | Support opportunities and potential funding for utilizing existing public lands or acquiring new properties that benefit river function, flood attenuation and open space along the Truckee River corridor. |
| 1.6.f                                                                           | Identify historic and existing river boundaries to help identify acquisition opportunities in undeveloped areas to support goals of ecosystem health.                                                       |

*“Water is fluid, soft, and yielding. But water will wear away rock, which is rigid and cannot yield. As a rule, whatever is fluid, soft, and yielding will overcome whatever is rigid and hard. This is another paradox. What is soft is strong.”*

**Lao-Tzu, Chinese Philosopher**

## Goal One

The following information was assembled to better identify what programs and regulations are currently in place and also to better understand the gaps.

### **Objective 1.1 - Assure that storm drains are delivering the cleanest water into the river**

Polluted storm water runoff is transported from smaller storm drain systems and ultimately discharged into local rivers and streams without treatment. Common pollutants include oil and grease from roadways, pesticides from lawns, sediment from construction sites, and discarded trash such as cigarette butts, paper wrappers and plastic bottles. These pollutants can end up in the Truckee River and have a negative impact by discouraging recreational use, contaminating drinking water supplies, and interfering with the habitat for fish, other aquatic organisms, and wildlife.

Strategies were identified listing the following priority needs to be coordinated with the Cooperative Truckee River Monitoring Program, and the Truckee Meadows Stormwater Quality Management Program (TMSQMP) managed by the Truckee Meadows Interlocal Stormwater Committee.

- Identify where all high-volume storm drains are located, and what the largest storm water contributions to the Truckee River are.
- Establish necessary testing procedures for assessing quality of water coming out of storm drains, and identify the areas that are the main contributors of pollution to the river.
- Implement Best Management Practices to improve quality of water flowing into the Truckee River from contributing watershed areas.

Stormwater is the largest contributor of pollutants into the Truckee River. Stormwater quality is managed and monitored through the Small Municipal Separate Storm Sewer System (MS4) Program under the Nevada Division of Environmental Protection (NDEP). The MS4 permitting process identifies testing procedures for the analysis of pollutants, and requires evaluation of Best Management Practices (BMPs). Results from a stormwater monitoring program can be used to evaluate the effectiveness of control measures and BMPs, and ultimately the success of the overall Stormwater Management Program.

The National Pollutant Discharge Elimination System (NPDES) Permit

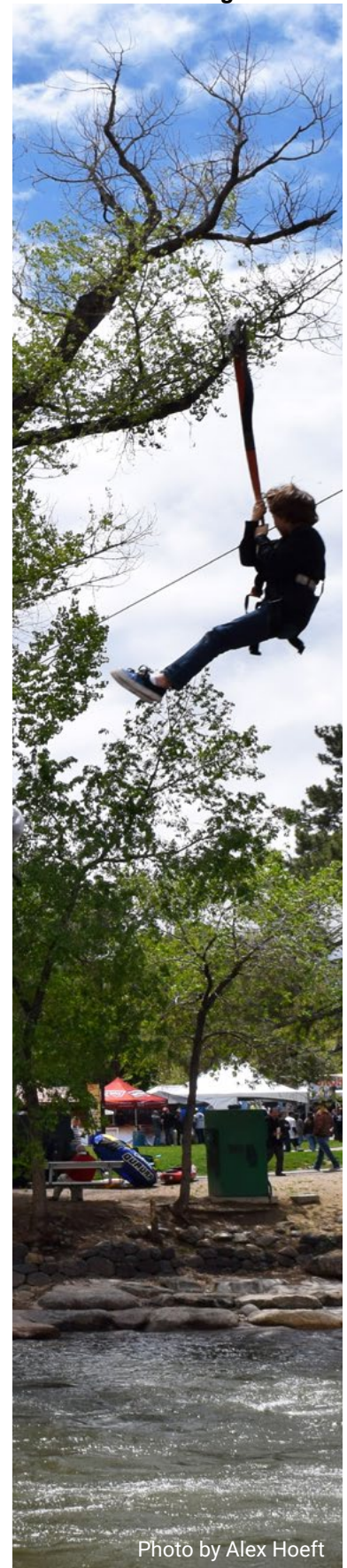


Photo by Alex Hoeft



outlines the requirements for stormwater monitoring. No specific sampling locations or collection frequencies are specified in the permit. The Truckee Meadows Interlocal Stormwater Committee is responsible for meeting this requirement. In developing the plan, the committee evaluates and updates, as necessary, how monitoring may assist in making decisions regarding compliance, BMPs, and progress toward measurable goals.

The tributaries selected for monitoring are based on prioritization of tributaries identified from the List of Impaired Waters (or 303(d) list) and experience of the Truckee Meadows Storm Water Permit Coordinating Committee. Urban outfalls also discharge stormwater runoff from urban impervious surfaces with limited opportunity for nutrient transformations or treatment, and are therefore potential high-pollutant dischargers that can affect receiving waters. Currently two tributaries and four urban outfall monitoring stations have been instrumented with automated samplers.

Since 2003, ambient and storm event water quality samples have been collected as part of the overall Truckee Meadows Regional Stormwater Quality Management Program. Each October, a revised Sample Analysis Plan (SAP) is submitted to NDEP, outlining the general sampling program and approach. Ambient and storm event monitoring is conducted at nine fixed stations on six tributaries of the Truckee River. Storm event samples are also collected from four urban outfalls that discharge directly to the Truckee River. In the field, water temperature, dissolved oxygen (DO), pH, specific conductance (SC), turbidity, and flow rate are measured or recorded. Water samples collected are analyzed for total dissolved solids (TDS), total suspended solids (TSS), total phosphorus (Total-P), ortho-phosphate (Ortho-P), and total nitrogen (Total-N) at a local State of Nevada-certified laboratory. E. coli and nitrate (NO<sub>3</sub>) are collected and analyzed at select stations.

Initiated in 2010 and 2011, the Cooperative Truckee River Monitoring Program is designed to maintain robust historic datasets, to cooperatively use resources and to better study the Truckee River as a joint effort.

*“Earth and sky, woods and fields, lakes  
and rivers, the mountains and the sea, are  
excellent schoolmasters, and teach some  
of us more than we can ever  
learn from books.”*

**John Lubbock**

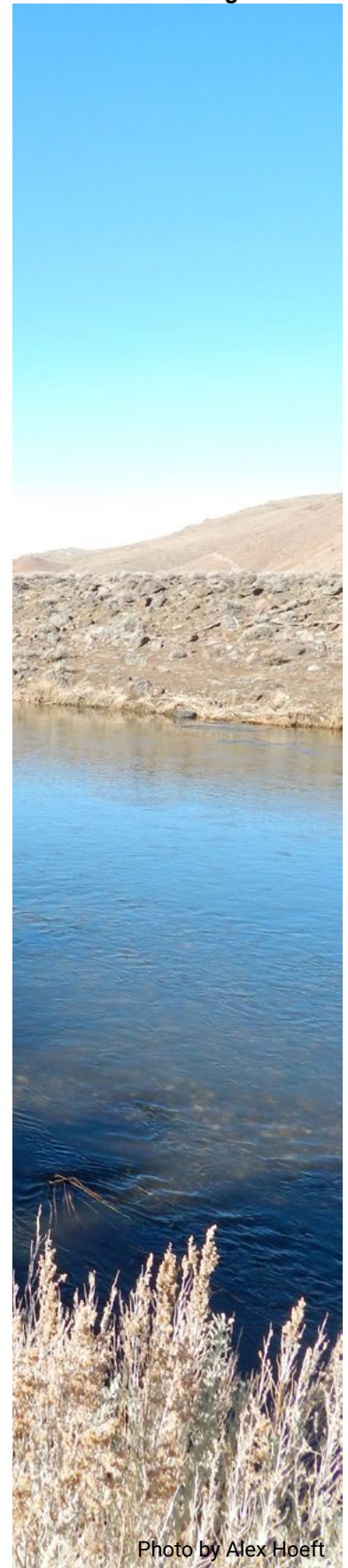


Photo by Alex Hoeft

Participating organizations and monitoring purposes in Truckee Meadows include:

| Cooperative Truckee River Monitoring Program       |                                                                      |
|----------------------------------------------------|----------------------------------------------------------------------|
| Agency                                             | Monitoring Purpose                                                   |
| The Desert Research Institute (DRI)                | Research                                                             |
| Nevada Division of Environmental Protection (NDEP) | Identify Impaired Waters                                             |
| Truckee Meadows Water Reclamation Facility (TMWRF) | Comply with NPDES Permit                                             |
| Truckee River Flood Management Authority (TRFMA)   | Record Continuous River Flows<br>Monitor Ecosystem Restoration Sites |
| Truckee Meadows Watershed Committee (TMWC)         | Comply with NPDES MS4 Permit                                         |
| Truckee Meadows Water Authority (TMWA)             | Comply with Safe Drinking Water Act                                  |

### Objective 1.2 - Assure effective watershed management on the Truckee River and its tributaries

Projects within impaired watersheds that have watershed management plans are eligible for a larger pool of EPA 319 grants than areas without a watershed plan. In the State of Nevada there are only three areas with watershed management plans: Carson River, Lake Tahoe and Las Vegas Wash. The Truckee River and several of its tributaries are impaired for total nitrogen, total phosphorus, and total dissolved solids. Watershed planning builds partnerships, characterizes the watershed, and identifies goals and solutions with action plans.

The Truckee Meadows Interlocal Stormwater Committee could take the lead on the watershed management plan or help to create partnerships between agencies. The committee is legally bound to address stormwater pollution based on the requirements of two federal programs: the National Pollutant Discharge Elimination System (NPDES) Stormwater Permit program and the Total Maximum Daily Load (TMDL) program. In Nevada, both of these programs are implemented by the state through the Nevada Division of Environmental Protection (NDEP). The NPDES permit requires the permittees to form a committee and to develop, administer, implement and enforce a Stormwater Quality Management Program. The TMDL program applies to water bodies that are not meeting federal water quality standards, such as the Truckee River, and requires that the sources of pollution be assessed and that limits be set on the amount of pollution discharged to the water body. This could possibly be on a tributary, flume or creek, such as Steamboat Creek.

Funding must be obtained to prepare a watershed management plan. There are nine critical elements in a watershed management plan that must be included in order to be considered to receive special 319 funds:

- Identification of causes of impairment and pollutant sources or groups of similar sources that need to be controlled to achieve needed load reductions, and any other goals identified in the watershed plan. Sources that need to be controlled should be identified at the significant

subcategory level along with estimates of the extent to which they are present in the watershed.

- An estimate of the load reductions expected from management measures.
- A description of the nonpoint source management measures that will need to be implemented to achieve load reductions, and a description of the critical areas in which those measures will be needed to implement this plan.
- Estimate of the amounts of technical and financial assistance needed, associated costs, and/or the sources and authorities that will be relied upon to implement this plan.
- An information and education component used to enhance public understanding of the project and encourage their early and continued participation in selecting, designing, and implementing the nonpoint source management measures that will be implemented.
- Schedule for implementing the nonpoint source management measures identified in this plan that is reasonably expeditious.
- A description of interim measurable milestones for determining whether nonpoint source management measures or other control actions are being implemented.
- A set of criteria that can be used to determine whether loading reductions are being achieved over time and substantial progress is being made toward attaining water quality standards
- A monitoring component to evaluate the effectiveness of the implementation efforts over time, measured against the criteria established under criteria for loading reductions.

### Objective 1.3 - Mitigate human impacts that adversely impact water quality on the Truckee River

Human impacts have a significant impact on the Truckee River. While much of this impact stems from people living along the river, a greater part stems from people recreating in and along the river. Many of these negative impacts can be mitigated through increased facilities, including public restrooms, pet waste stations, trash cans, and educating river users on proper etiquette when recreating on the river. There are a number of programs already in place, such as Leave No Trace, that focus on teaching people of all ages how to enjoy the outdoors responsibly.

The One Truckee River Management Plan identifies tools for combining these efforts so that messages can be spread to a broader audience. Educational tools include a marketing campaign, smart phone apps and printed brochures that can be shared throughout the community.





It is difficult to measure and quantify the impacts of human excrement and debris located along the Truckee River. Photo documentation is recommended as a measurement method for comparing activity over time. It is difficult to photo document the entire length of the Truckee River, but key areas can be identified and cataloged on a monthly basis. Both photo documentation and written visual observations should be used as part of that record. A facility map will be created and key locations identified along the river with high user activity. Those areas will be targeted for photo documentation locations that can be measured at regular intervals.

The Galletti/Glendale intersection has been identified as a key location to begin the photo documentation program. This is an area of high user activity resulting from day laborers, encampments and walking/biking activity along the trail. Without public restrooms to serve this area, the Truckee River and its banks are being contaminated by human waste. A pilot project is proposed for this area that will include photo documentation on a monthly basis and installation of temporary public restrooms adjacent to Galletti Way. The results of the pilot project will be used to help determine if permanent public restrooms would be appropriate at this location.

#### **Objective 1.4 - Create a rich and diverse vegetative ecosystem**

Vegetation provides habitat for terrestrial wildlife, but also serves a critical function to provide shade for aquatic species, particularly during hot summer months when low flows are typical. One of the key action items listed in the Nevada Wildlife Action Plan for Intermountain Rivers and Streams is to:

*Define and describe fully-functioning riparian terrestrial wildlife habitats beyond Proper Functioning Condition; integrate WAP Species of Conservation Priority riparian habitat objectives and actions into BLM Resource Management Plans, Forest Service Forest Plans, National Wildlife Refuge Comprehensive Conservation Plans, and other pertinent land use plans.*

The One Truckee River Management Plan will coordinate with resources already available and funded. A subcommittee will be formed to utilize existing aerial imagery to identify areas that lack adequate vegetation. Once areas of concern are identified, the group will coordinate with appropriate entities to determine if restoration opportunities are feasible.

In addition, this work will be coordinated with efforts across jurisdictions to mitigate noxious and invasive species through:

- Efforts of Truckee Meadows Weed Coordinating Group for noxious and invasive weeds; and



Photo by Alex Hoeft

- Efforts of the Nevada Department of Wildlife for Aquatic Invasive Species

## Objective 1.5 - Improve wildlife habitat continuity, connectivity and integrity

The Nevada Department of Wildlife (NDOW) manages the Truckee River fishery and maintains management authority of wildlife state-wide with the exception of those species that are federally listed under the Endangered Species Act (ESA). ESA-listed species are managed under authority of the US Fish and Wildlife Service, typically in cooperation with NDOW. Those species known to occur in the Truckee River that are currently listed under the ESA include:

- Lahontan cutthroat trout, *Oncorhynchus clarkii henshawi*
- Cui-ui, *Chasmistes cujus*

The Nevada Wildlife Action Plan, developed by the Nevada Department of Wildlife and approved by the Nevada Wildlife Commission in March of 2013, lists statewide Species of Conservation Priority. The plan also identifies key habitat types for these species. The Truckee River and Truckee Meadows is listed as a focal area under the key habitat of Intermountain Rivers and Streams. While a statewide list of Species of Conservation Priority is established by the Wildlife Action Plan, a list specific to the Truckee River has not been developed.

The ecosystem health subcommittee did identify a need to develop a list of key “indicator” species, both aquatic and terrestrial, specific to the Truckee River. The concept will monitor these indicator species on a regular interval to determine if conservation actions along the river are having a tangible net positive affect. Alternatively, a decline in the populations of these species can serve to provide an early warning that new or additional conservation actions may be required.

Like most rivers, the Truckee River serves as an important wildlife corridor. The concept of maintaining and improving wildlife corridors is one that is important to the local community, as evidenced by the Washoe County Regional Open Space and Natural Resource Management Plan, which was adopted in 2008.

Efforts have already been made to remove or retrofit outdated dams and diversions in order to improve aquatic connectivity. While many of the outdated structures have been removed or retrofitted, some remain, and offer a combination of challenges that have prevented further efforts to improve aquatic connectivity. Efforts are also already underway by various strategic partners to secure and maintain undeveloped private parcels along the river corridor as open space.



## Objective 1.6 - Improve river function and flood attenuation

The Truckee River Flood Management Authority (TRFMA) website contains a history of the evolution of the Living River Plan, which was adopted on March 7, 2006. The concept of a living river was meant to incorporate environmentally friendly elements into flood protection projects in order to:

- Reconnect the river to its floodplain
- Restore habitat for native species
- Enhance recreational opportunities along the river

This Living River Plan was developed and embraced by the Flood Project Community Coalition, and presented to the Army Corps of Engineers (COE) as the “Locally Preferred Plan.” However, the full Living River Plan was not recommended for Congressional authorization by the COE due to budgetary concerns. This decision affected local momentum for the Truckee Meadows Flood Control Project. That being said, the TRFMA, through coordination with the federal government, has sought ways to maintain some Living River Plan components in its current Truckee River Flood Management Project, as well as ways to fund such elements.

In its most current Flood Project, the Truckee River Flood Management Authority indicates that the COE flood protection plan was authorized by Congress as part of the 2014 Water Resources and Reform Development Act. TRFMA is working to implement the project and secure funding to do so in order to complete the project within the desired time frame. Some elements of the plan are still under development, including those important to the ecosystem health within the Phase One planning reach such as an open space and recreation plan.

Flows in the Truckee River are dictated by the Truckee River Operating Agreement (TROA). TROA was signed in 2008, but full implementation did not occur until January 2016. The Federal Water Master is responsible for administering TROA, which provides governance on how a series of complex water rights, decrees, and case law are to be managed, ultimately influencing flow rates of the Truckee River. One central aspect of TROA is the maintenance of flow rates at Floriston as measured by the Farad gage, located about 3.5 miles upstream of the Nevada-California state line. Floriston Rates, or Reduced Floriston Rates, greatly influence the flow rate of the Truckee River through the Truckee Meadows. Per TROA, Floriston Rates are defined as average flows of 500 cfs each day from March 1 through September 30, and 400 cfs each day from October 1 through the last day in February. Per TROA, Reduced Floriston Rates are defined as: effective and in force from November 1 through March 31, determined as follows:

*(a) an average flow of 350 cfs each day whenever the elevation of the water surface of Lake*



Photo by Alex Hoeft



*Tahoe is below 6,226.0 feet Lake Tahoe Datum and not below 6,225.25 feet Lake Tahoe Datum;  
and  
(b) an average flow of 300 cfs each day whenever the water surface elevation of Lake Tahoe is below 6,225.25 feet Lake Tahoe Datum*

Overall in-stream flows can fluctuate based on upstream storage conditions, the release of privately owned stored water, and a series of other factors. However, in general, in-stream flow rates are highly regulated and limited opportunities exist to alter such flows through the Truckee Meadows. The only opportunity to do so will be in close coordination with water right holders who have the ability to request water delivery through TROA.

Ecological projects and activities that are dependent on timing, amount and fluctuation of river flows must be designed and developed with a clear understanding of the opportunities and limitations provided by TROA.

While the One Truckee River Phase One geographic limits include that portion of the Truckee River as it flows through the urban core of the Truckee Meadows, it is clearly understood that upstream activities and events (i.e. wildfire, flood events, development, stormwater discharge, treated effluent discharge, etc.) and conservation/restoration projects have the potential to directly influence the Phase One reach. This isn't isolated to the river corridor itself, but rather the entire upstream watershed area.

Multiple efforts, projects and funding opportunities exist that may be beneficial to the Phase One portion of the Truckee River. Some of the efforts include The Nature Conservancy's Truckee River Project and local managements units of the Humboldt-Toiyabe National Forest, Tahoe National Forest and the BLM Carson City District.

Several special funding mechanisms have been established over the years that have and will continue to benefit the Truckee River and its watershed, such as the Washoe County State Question 1 funding, which earmarked \$10,000 million for the Truckee River. Another example includes the Southern Nevada Public Land Management Act (SNPLMA), administered by the BLM. In general, SNPLMA authorizes the sale of public lands in and around Las Vegas. A portion of the proceeds are deposited in a special account, and a portion of those proceeds can be used in Washoe County for the acquisition of environmentally sensitive lands, and for hazardous fuels reduction and wildfire prevention plans for the Carson Range.

## Goal One Related Plans, Studies & Websites

To learn more about management plans and programs related to Goal One, refer to the list of resources below.

[BLM Carson City District](#)

[Cooperative Mainstem Lower Truckee Water Quality Program](#)

[Cooperative Truckee River Monitoring Program](#)

[Coordinated Watershed Management Strategy for the Middle Truckee River](#)

[EPA Watershed Management Plan](#)  
[Flood Project Plan](#)  
[Humboldt-Toiyabe National Forest](#)  
[Lower Truckee River Total Daily Maximum Load](#)  
[NDEP Truckee River Monitoring Project](#)  
[Natural Resource Conservation Service \(NRCS\)](#)  
[Nevada Department of Agriculture: Nevada Noxious Weed List](#)  
[Nevada Department of Agriculture: Noxious Weed Program](#)  
[Nevada Department of Wildlife: Aquatic Invasive Species Program](#)  
[Nevada Department of Wildlife: Fish Passage in Nevada](#)  
[Nevada Land Trust](#)  
[Nevada State Water Plan: Watershed Planning and Management](#)  
[Nevada State Question1 – Truckee River Funding](#)  
[Newlands Project](#)  
[North Truckee Drain Relocation Project](#)  
[Short-Term Action Plan for Lahontan Cutthroat Trout in the Truckee River Basin](#)  
[Southern NV Public Land Management Act](#)  
[Tahoe National Forest](#)  
[The Nature Conservancy, Nevada, Truckee River Project](#)  
[TMWRF Benthic Macroinvertebrate Program](#)  
[TMWRF River Monitoring – Continuous Data](#)  
[Truckee Meadows Sampling and Analysis Plan](#)  
[Truckee Meadows Stormwater Quality Management Program](#)  
[Truckee Meadows Water Authority](#)  
[Truckee Meadows Water Authority Water Resource Plan for 2010-2030](#)  
[Truckee Meadows Weed Coordinating Group](#)  
[Truckee River Ecosystem Restoration](#)  
[Truckee River Flood Management Authority](#)  
[Truckee River Info Gateway](#)  
[Truckee River Operating Agreement](#)  
[Washoe County Regional Open Space and Natural Resource Management Plan](#)



# River that Connects People and Places



## GOAL TWO:

Create and sustain a safe, beautiful and accessible river connecting people and places





## Goal Two

Create and sustain a safe, beautiful and accessible river connecting people and places.

The identified goals and strategies for Goal Two are listed below. The associated action items and implementation timelines can be found in the back of the One Truckee River Management Plan.

| Goal Two Strategies                                                                                |                                                                                                                                                                                                                     |
|----------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Create and sustain a safe, beautiful and accessible river connecting people and places.            |                                                                                                                                                                                                                     |
| Objective 2.1 - Increase appropriate use and discourage illegal activities along the Truckee River |                                                                                                                                                                                                                     |
| 2.1.a                                                                                              | Update city and county ordinances to allow for a multi-jurisdictional river team who can get to know the population, environment and resources, and to help educate the public.                                     |
| 2.1.b                                                                                              | Educate and coordinate with special events personnel to increase special events along less used sections of the river.                                                                                              |
| 2.1.c                                                                                              | Coordinate river sweep schedules between jurisdictions to improve consistent management and increase legitimate user activity.                                                                                      |
| 2.1.d                                                                                              | Examine current storage requirements for seized personal property and decide whether a change in those regulations would benefit the Truckee River.                                                                 |
| 2.1.e                                                                                              | Enhance Truckee River visitor safety, access, public facilities (bathrooms) and education.                                                                                                                          |
| 2.1.f                                                                                              | Work with local jurisdictions to coordinate efforts and identify parcels along the river with potential for public/private partnerships that can increase access to the river.                                      |
| 2.1.g                                                                                              | Examine potential opportunities for enforcing the alcohol consumption ban for recreational users in and along the Truckee River. Educate river users about the dangers of alcohol consumption and river recreation. |
| 2.1.h                                                                                              | Identify and enforce Quiet Zones along the river near residential areas.                                                                                                                                            |
| 2.1.i                                                                                              | Enhance prevention education and enforcement of anti-littering laws to include debris along the river banks as well as items in the river from recreational users.                                                  |
| 2.1.j                                                                                              | Enhance prevention education and enforcement of anti-littering laws.                                                                                                                                                |
| Objective 2.2 - Promote consistency in planning, maintenance and management between jurisdictions  |                                                                                                                                                                                                                     |
| 2.2.a                                                                                              | Identify specific targets for increased lighting to improve public safety and decrease illicit activity.                                                                                                            |
| 2.2.b                                                                                              | Complete a multi-jurisdictional signage plan including standards for maps, directions, rules, stewardship and interpretive signs.                                                                                   |
| 2.2.c                                                                                              | Review existing park and maintenance standards between jurisdictions and recommend efficiencies in a coordinated approach.                                                                                          |
| 2.2.d                                                                                              | Create a Memorandum of Understanding (MOU) between the jurisdictions to ensure they are all following the same multi-use standards for trail use along the Truckee River.                                           |
| Objective 2.3 - Increase and enhance safe public access to and along the river                     |                                                                                                                                                                                                                     |
| 2.3.a                                                                                              | Work with first responder teams to identify existing and desirable water access points.                                                                                                                             |
| 2.3.b                                                                                              | Identify and designate safe public access sites that connect directly to the Truckee River.                                                                                                                         |
| 2.3.c                                                                                              | Fund and install mileage markers along the Truckee River trail.                                                                                                                                                     |
| 2.3.d                                                                                              | Fund and install "Kids Don't Float" life jacket stands near popular swimming locations and visitors centers.                                                                                                        |

|                                                                                          |                                                                                                                                                                                                                                                                  |
|------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2.3.e                                                                                    | Make public access a condition of approval for new development fronting the Truckee River.                                                                                                                                                                       |
| 2.3.f                                                                                    | Identify river obstructions (i.e. dams) and create a plan to install warning signs (short term) and remove them, if possible (long term).                                                                                                                        |
| 2.3.g                                                                                    | Connect existing and new trail systems to the Truckee River trail system through public/private partnerships that grant public access along the river.                                                                                                           |
| 2.3.h                                                                                    | Promote safe floating on the Truckee River in summer months by identifying transportation options (shuttle services, bus routes, etc.) and access points.                                                                                                        |
| 2.3.i                                                                                    | Identify requirements for achieving Walkable Community/Walk Friendly Community designation.                                                                                                                                                                      |
| 2.3.j                                                                                    | Work with local community wellness providers to implement a “Healthy River, Healthy People” campaign that will encourage the wellbeing of the Truckee River as well as the residents that live, work and play along it.                                          |
| <b>Objective 2.4 - Ensure adequate public amenities along the Truckee River</b>          |                                                                                                                                                                                                                                                                  |
| 2.4.a                                                                                    | Conduct a baseline mapping inventory of public amenities along the Truckee River.                                                                                                                                                                                |
| 2.4.b                                                                                    | Identify new locations and types of additional public amenities (i.e. restrooms, garbage cans, benches, seating areas, tables, bike racks, bike repair, water fountains, hydration stations, recycling, pet waste stations, hazardous material reduction, etc.). |
| 2.4.c                                                                                    | Coordinate with RTC on Truckee River public transportation options and bike share study to identify opportunities for pick-up/drop-off stations along the river.                                                                                                 |
| <b>Objective 2.5 - Improve aesthetics along the Truckee River corridor</b>               |                                                                                                                                                                                                                                                                  |
| 2.5.a                                                                                    | Identify locations for potential placement of public art and murals along the Truckee River.                                                                                                                                                                     |
| 2.5.b                                                                                    | Create public/private partnerships to promote Truckee River beautification.                                                                                                                                                                                      |
| 2.5.c                                                                                    | Create development standards that could be adopted in local zoning ordinances that identify public amenity requirements specific to the Truckee River.                                                                                                           |
| <b>Objective 2.6 - Provide resources and alternatives for people living on the river</b> |                                                                                                                                                                                                                                                                  |
| 2.6.a                                                                                    | Expand the continuum of housing options, including a permanent overflow shelter, transitional housing, and access to permanent, supportive housing, including the wrap around services needed to support residents.                                              |
| 2.6.b                                                                                    | Support commitment to continue current practice of keeping the overflow shelter open year-round.                                                                                                                                                                 |
| 2.6.c                                                                                    | Create a mental health facility that provides same-day access to mental health and additional services.                                                                                                                                                          |
| 2.6.d                                                                                    | Create or expand another facility, like Crossroads, with law enforcement and social services staff connection and support.                                                                                                                                       |
| 2.6.e                                                                                    | Support the City of Reno’s on-going effort to create more scattered site slots for permanent, supportive housing projects and expand to other jurisdictions.                                                                                                     |
| 2.6.f                                                                                    | Continue to coordinate with WC Regional Animal Services to care for pets of the homeless and connect with case workers.                                                                                                                                          |
| 2.6.g                                                                                    | Implement multi-jurisdictional case management to assist individuals with access to housing and other resources.                                                                                                                                                 |
| 2.6.h                                                                                    | Create a collaborative group to focus case management and law enforcement on the Truckee River.                                                                                                                                                                  |
| 2.6.i                                                                                    | Identify specific strategies to address youth homelessness.                                                                                                                                                                                                      |

## Goal Two

The following information was assembled to better identify what programs and services are currently in place and also to better understand the gaps.

### Objective 2.1 - Increase appropriate use and discourage illegal activities along the Truckee River

Increasing appropriate use and discouraging illegal activities along the Truckee River requires a systematic approach. The appropriate users are not going to recreate unless they feel the corridor is clean and safe. Illegal activities will continue until those users are replaced by the appropriate users. In order for the Truckee River corridor to be clean and safe, multiple events must be coordinated and strategically timed.

Currently, some areas along the river may be avoided by persons holding special events due to perceived or real concerns regarding illicit activities or personal safety. Wingfield and Idlewild parks are two examples of areas that were improved and now hold a variety of special events. Special events, such as fun runs and walks along the river, need to be coordinated with encampment outreach and river clean ups to remove the litter and debris. An increase in general public use of the river will naturally necessitate an increase in the need for public facilities, specifically garbage cans, bike repair stations, clean and safe restrooms and safe access to and along the river. New facilities and access must take into account recreation, ecosystem and public safety components. Due to the complexity and number of departments and staff personnel needed to sustain these efforts, it's recommended that one or two park sites along the Truckee River be targeted for a pilot project that increases public activities and maintains the area as clean and safe.

The longer term solution to creating a clean and safe river corridor is to implement a multi-jurisdictional river team that can get to know the population, environment and resources, and to help educate the public. This can come in many forms and have varying degrees of authority. Alternatives for discussion include the following:

- Adopt a Memorandum of Understanding (MOU) between Reno, Sparks and Washoe County to fund a River Ranger position that patrols the river and crosses jurisdictional boundaries.
- Implement a volunteer program along the Truckee River to educate users of the river and identify areas in need (i.e. clean ups, encampment outreach, graffiti, etc.).
- Develop a public/private partnership between the local jurisdictions and non-profit groups that could implement a River Ranger program.



Photo by Alex Hoeft



- Work with the Washoe County Sheriff's Department to create a River Ranger who serves as a deputized volunteer.
- Both the City of Reno and Washoe County have developed smart phone apps for reporting crime and/or graffiti. These are useful tools for engaging the community in identifying criminal activity and the problem graffiti areas, and easily alerting local law enforcement personnel. Both smart phone apps can be downloaded under:
  - myRPD
  - Washoe County Sheriff's Office

Several subcommittee groups have identified alcohol consumption and unruly behavior on the Truckee River as a problem. Glass containers are prohibited in all city and county parks. In addition, the City of Reno has banned open containers on public streets since 1998.

Alcohol has been banned on the Boise River since 2005, as are glass containers. The ban was adopted due to the drunken and rowdy behavior during the 2004 river float season. Since the traditional law enforcement methods were ineffective, the Boise Police Department organized a task force made up of nine different entities, including a local rafting company. The task force developed a multi-faceted approach, including: signage, public service announcements, new trash receptacles, additional porta-potties, and catarafts to allow officers to patrol the river and interact with floaters.

The results of combined efforts were a much cleaner, family-friendly, and community-supported river float that brought back the recreational fun, alleviating the drunken and uncivil actions of river floaters. There was a significant cost reduction to police the river float, from \$101,100 to \$53,177, including police, fire, and parks department costs.

Through the One Truckee River Management Plan, discussions with Reno, Sparks and Washoe County will be coordinated to determine the interest in enforcing an alcohol ban along the Truckee River.

Several subcommittee groups also identified the need for consideration of "Quiet Zones" in sections of the Truckee River. This has been adopted along the South Fork of the American River. More than 100,000 people float down the South Fork annually, past the back yards of private homes and property. Out of respect for the rights of property owners, a "Quiet Zone" has been designated on the river, starting a half mile above Troublemaker Rapids, and extending to



Greenwood Creek. The Quiet Zone was developed to protect homes along the river from excessive noise.

Through the One Truckee River Management Plan, discussions with Reno, Sparks and Washoe County will be coordinated to determine the interest in Quiet Zones along the Truckee River. Residentially zoned areas will be mapped to assist in determining where Quiet Zones should be implemented.

It is illegal in Nevada to deposit garbage on public or private property. More serious penalties for littering are in effect for potentially dangerous or unwholesome substances, such as human waste. People accused of littering that compromises the safety, health or comfort of others may face “public nuisance” charges.

Existing anti-littering laws and efforts, such as Leave No Trace, will be part of the coordinated education campaign and marketing campaign to clean up the Truckee River. While it is not always easy to catch someone in the act of littering, it’s even harder to enforce anti-littering laws through citations or prosecution. Law enforcement staff does not typically have time to enforce anti-littering laws and many Park Rangers don’t have the property authority to issue citations. Better education and marketing campaigns geared towards anti-littering will help to make people more aware of the laws and the need to keep our community clean.

## **Objective 2.2 - Promote consistency in planning, maintenance and management between jurisdictions**

Objective #2 focuses on the overall maintenance and management of the Truckee River corridor. The intent is to create one set of unified standards that can be applied across Reno, Sparks and Washoe County boundaries, located within the Truckee River corridor.

The One Truckee River Management Plan will document existing efforts currently in place by the jurisdictions, and then identify where they are different and have opportunities for coordination and cost savings. Some of this work will be accomplished through mapping efforts, such as trail maintenance, existing signage, existing lighting and multi-use trail types. A few areas in particular will require agreement between the three jurisdictions to implement new standards.

Washoe County park hours vary with the season. Unless otherwise posted, parks are open from 8:00am to sunset. Anyone in a park outside of normal operating hours without a special use permit is trespassing. Sparks and Reno park hours of operation vary by park.

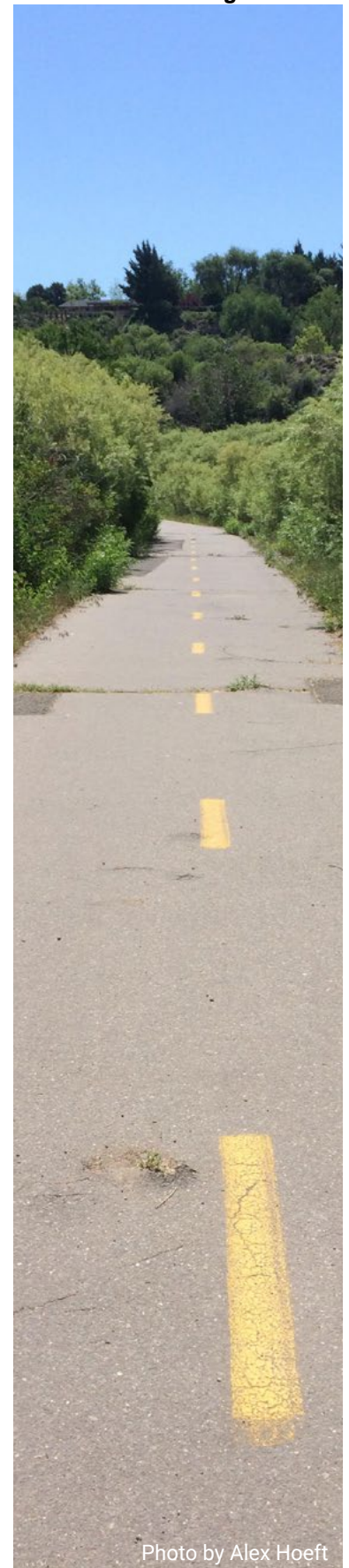


Photo by Alex Hoeft



Existing lighting along the river and in the parks is insufficient in some areas. While increased lighting will help to improve public safety, there is also a concern from law enforcement staff that increasing the lighting will attract illegal activity. Through the mapping and discussions with agency staff, key locations along the river will need to be identified for possible lighting improvements. Those discussions will need to include protection and preservation of wildlife living in and along the river.

Each jurisdiction has its own branding and there is no unified approach for the Truckee River corridor. A unified plan will make the river area a cohesive recreational experience. Through the One Truckee River Management Plan, mapping is first needed to identify where the existing signage is located along the river and the type of sign. Once a One Truckee River marketing campaign and logo have been identified, that theme can be carried out through signage along the river. Discussions will need to take place and agreement on how that messaging will be carried throughout the river. This includes a shared agreement among all jurisdictions on where, how and who will be responsible for implementing the branding.

### **Objective 2.3 - Increase and enhance safe public access to and along the river**

Safe public access along the river is an important component in maintaining a river corridor. All access along the river is not alike. Fishermen and boaters each have areas that make sense based on their use of the river. In addition, the public safety and ecosystem health of the river must work hand in hand with the river users to develop or to close river access points.

Kids Don't Float began in Homer, Alaska in early 1996. The Homer Fire Department, with a grant from the Alaska Department of Health and Social Services, collaborated with Homer Safe Kids, the U.S. Coast Guard Auxiliary, and the Homer School District to establish 15 life jacket loaner stations in communities around Kachemak Bay. The stations, or "loaner boards," display life jackets that can be borrowed at no cost and returned after use. The public response was so positive that in November of the same year, the Alaska Department of Health and Social Services Section of Community Health and EMS, the U.S. Coast Guard District 17 Recreational Boating Safety Program, and Alaska Safe Kids partnered on an expansion. In 2000, the newly established State Office of Boating Safety joined the partnership. Other organizations, such as the American River Parkway Foundation and Madison Wisconsin, also have life vest loaner programs.

For 12 years, the Truckee River Foundation has provided free instruction, life jackets, helmets and water shoes to over 1,000 kids during their annual Truckee River Safety Fair. The goal is to prepare children ages 5 to 13 and parents for a safe and fun river experience. The One Truckee River Management Plan will provide a supporting role in helping to identify an organization to take the lead on the funding and maintenance of life jacket stands along the Truckee River throughout the summer months.

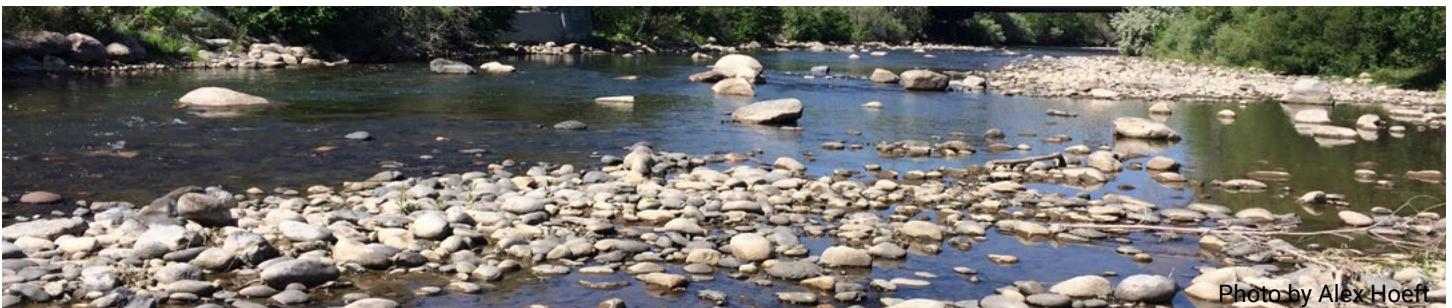


Photo by Alex Hoeft



River obstructions are identified in the Truckee River Recreation Plan. Specific hazards to river recreationists include Ambrose Park Dam, Chalk Bluff Dam and Glendale Diversion Dam. These features are hazardous during either high or low flows. The hazards and costs to modify them are identified in the Truckee River Recreation Plan.

The City of Reno permits rafting concessionaires. Currently, shuttle services are available from the two permitted concessionaires, Tahoe Whitewater Tours and Wild Sierra Adventures. There are no other commercial services for shuttling boaters. The One Truckee River Management Plan will provide a supporting role in pursuing public transportation alternatives for both access to the river and recreational drop-off and pick-up locations for kayakers and rafters. These efforts will be coordinated with RTC.

The purpose of the Walkable Community tool is to recognize existing walkable communities and to provide a framework for communities seeking to improve their walkability. Walkable communities are characterized as having sidewalks and street crossings, a mix of uses, frequent street connections and pedestrian links, and building design and placement. One Truckee River will serve a supporting role and coordinate with agency staff to assist with the application process, if appropriate.

#### **Objective 2.4 - Ensure adequate public amenities along the Truckee River**

The One Truckee River Management Plan will take the lead on mapping existing pedestrian amenities, and work with the community to identify locations for additional amenities. The goal is to create a path that can be used by both locals and tourists for biking, walking and running. Amenities should include a mix of the following:

- Public restrooms
- Garbage cans, recycling containers
- Signage
- Benches, seating areas, tables
- Bike racks, bike repair
- Water fountains/hydration stations
- Decorative lighting
- Pet waste stations
- Public art (existing and proposed public art locations)
- Signage (informational, directional, cultural, etc.)
- Hazardous material reduction
- Trail width and conditions of trail
- Mile markers on the trail

There currently are no bike share programs in the Reno-Sparks area. One Truckee River can support efforts by helping to document any upcoming programs.

#### **Objective 2.5 - Improve aesthetics along the Truckee River corridor**

The One Truckee Meadow Management Plan will take the lead on coordinating with Reno, Sparks and Washoe County to develop uniform design standards that can be adopted in local zoning ordinances. The standards will address minimum setbacks, lighting, fencing, public access easements, land-

scaping and amenities when development is adjacent to the Truckee River. Public amenities include features such as water fountains, hydration stations, bike repair stations, pet waste stations, benches, garbage cans, restrooms, informational signage, interpretive signage, decorative lighting and cultural art.

## Existing Trail



## Proposed Trail



### Objective 2.6 - Support resources and alternatives for people living on the river

From the start, it has been generally recognized that the One Truckee River Management Plan would not endeavor to directly manage or treat homelessness. Through the planning process, OTR has examined what is consistently being done to provide supportive mental health, physical care, and housing services, and what else might be done to improve the overall management and mitigation of homelessness along the Truckee River corridor. The plan also aims to improve impacts of the homeless on the Truckee River corridor, and how adoption, implementation and administration of the management plan can support those entities that are directly and effectively working to provide comprehensive interventions.

Within the first year following adoption, the social issues committee of the One Truckee River Management plan stakeholder group met and created a list of additional steps that can be taken. It is important to note that for each and every objective listed below, the appropriate role identified relative to the One Truckee River Management Plan is support rather than any direct intervention, management, funding or equivalent levels of involvement. The envisioned involvement of One Truckee River will be to continue monitoring the impacts of homelessness along the Truckee River corridor. Metrics that may be useful in monitoring success include the point-in-time homeless census that occurs every January, numbers of arrests for offenses primarily associated with homelessness, counts of encampments along the Truckee River corridor, self-reported nights spent living along the Truckee River, and other similar types of measurements that may be identified from time to time. The identified objectives are outlined below:

#### *I. Expand the Continuum of Housing Options*

Expansion of the continuum of housing options, which currently includes emergency shelters such as the Community Assistance Center and the overflow shelter, transitional housing, and permanent supportive housing can be pursued. Efforts for expanding the continuum of sup-

portive housing are currently ongoing. Traditionally, the three primary categories have been emergency shelter, including the Community Assistance Center and overflow shelter; transitional supportive housing, including Crossroads; and permanent supportive housing, including U.S. Department of Housing and Urban Development-funded housing vouchers. Additionally, other programs that could be considered as elements of the continuum of supportive housing are Rapid Re-Housing and Motels to Homes. Each of these options are associated with one of the social issues objectives described below.

### Support Commitment to the Continuation of the Current Practice of Keeping the Overflow Shelter Open Year-Round

The City of Reno learned that when the overflow shelter was not open during the time of year when freezing temperatures were no longer an issue, those individuals who had been using the overflow shelter migrated to locations that were not suitable for habitation, including camping along the river. The community is better served by having the overflow shelter available year round. The local governments are also better able to enforce laws related to camping restrictions, sleeping in public parks, and other established policies and procedures only when they can provide an alternative location. The current vandalism which made the recent overflow shelter uninhabitable created a crisis for the community. A portion of a storage area at the Community Assistance Center is being used temporarily to meet overflow requirements, but a new permanent overflow shelter facility is needed as soon as possible. Washoe County, the City of Reno and the City of Sparks are working collaboratively and individually to meet the need for a permanent overflow facility with supportive services.

### Create Another Facility, like Crossroads, with Law Enforcement and Social Services Staff

Crossroads is a transitional housing facility and program. The efficacy of Crossroads is so compelling that most of the social issues committee members of the One Truckee River stakeholder group believed that the community would benefit significantly if a way could be found to support twice as many beds with the appurtenant supportive services, accountability and security measures. A number of entities are actively working on the expansion of Crossroads-like transitional housing, with Washoe County taking the lead through the Washoe County Social Services Department and the Washoe





County Sheriff's Office. Currently, there is no "new money" allocated in the Washoe County budget for expansion of Crossroads.

Advocacy for a budget increase for Crossroads from the One Truckee River stakeholder group could be very helpful in securing a budget increase approved by the Washoe County Board of County Commissioners. Past funding for Crossroads by Washoe County has resulted in significant savings in other services.

### Support the City of Reno's On-Going Effort to Create More Scattered Sites for Permanent Supportive Housing Projects and Expansion to Other Jurisdictions

The U.S. Department of Housing and Urban Development is focused entirely on permanent supportive housing rather than transitional housing. Through the U.S. Department of Housing and Urban Development, the City of Reno provides rental assistance programs and the Reno Housing Authority administers the Section 8 Housing Choice Voucher program, the Project Based Voucher program, and the Moderate Rehabilitation program.

These voucher programs offer various housing subsidies that are tied either to the tenant or directly to the housing unit. Operation Downtown, the City of Reno mayor's blue ribbon task force, has begun discussions to expand case management services and to set aside units in new housing developments to be used for permanent supportive housing for those at the low income and chronically low income poverty levels. The U.S. Department of Housing and Urban Development recently amended the Reno Housing Authority's Annual Plan, allowing the Reno Housing Authority to allocate up to 50 Project-Based Vouchers for homeless individuals and families, which will be coupled with case management services. Significant challenges for the voucher programs in finding housing for homeless individuals, for example the Housing Choice Program, include, first, that there is a long waiting list, and, second, while there is a homeless preference, anyone with a criminal history or a registered sex offender is not eligible.

### Rapid Re-Housing

One of the lessons learned from other communities is that when people, especially families, first become homeless, a relatively small amount of support is needed to put them back into a permanent residence. The City of Reno started a homeless prevention and rapid rehousing program in 2009, using funds provided by the federal government via the American Recovery and Reinvestment Act. Once these federal funds had been depleted, the City of Reno began using Emergency Solutions Grant funding from the U.S. Department of Housing and Urban Development, leveraged with state Trust Fund money from the State of Nevada, to continue the program.



Photo by Alex Hoelt

The U.S. Department of Housing and Urban Development determined, and the City of Reno has since confirmed, that people first entering homelessness, when provided some financial support and case management for about four to six months, will typically self-resolve. When people first apply for assistance, an assessment is done in order to determine if the individual is a good fit for the Rapid Re-Housing program. Some people are assessed as needing permanent supportive housing due to underlying mental health and/or addiction issues. Those who are assessed as needing short-term case management and financial assistance are able to enter into the Rapid Re-Housing Program. Since the City of Reno initiated this program in 2009, approximately 70 individuals have entered the Rapid Re-Housing Program. Of these, only two have regressed back into homelessness.

### Motels to Home

The Motels to Home program is a relatively new program created by the City of Reno. The City Council approved a contract with Catholic Charities with an expenditure of \$100,000 in June 2015. In October 2015, Catholic Charities began an outreach program for families living in weekly motels to help them transition to monthly affordable rental housing, including case management. Since October 2015, Catholic Charities has helped over a dozen families make this transition. One of the lessons learned since implementation of the Motels to Home program is that the process should begin with case management while the families are still residing in the weekly motels rather than waiting until they have moved into the more permanent monthly rental affordable housing. While still in the early stages, this appears to be an effective program and an efficient use of resources for addressing homelessness. Because children residing in weekly motels are classified as homeless by the U.S. Department of Housing and Urban Development, the One Truckee River Management Plan implementation group will monitor the Motels to Home program and look for opportunities to support successes achieved by the program.

### *II. Continue to Coordinate with Washoe County Regional Animal Services to Care for Pets of the Homeless and Connect with Case Workers*

In March 2016, Washoe County Regional Animal Services teamed with the Nevada Humane Society to provide free dog and cat vaccinations and microchips for pets of homeless residents of Washoe County. Pet licensing and registration was also provided

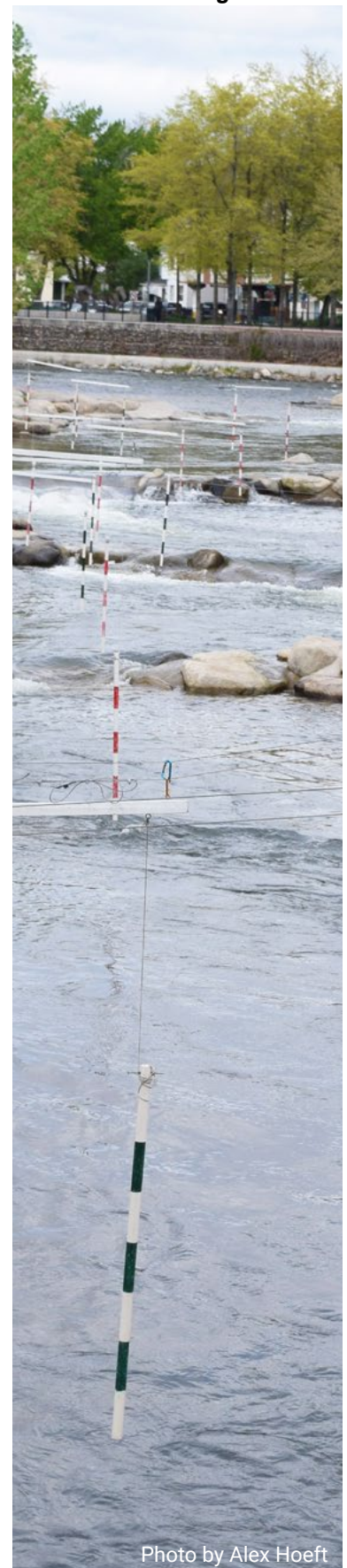


Photo by Alex Hoeft

for a fee in order to help reunite animals if lost, and to provide proof of ownership. The Nevada Humane Society was available to hand out pet food and pet supplies. The only requirement to receive these services was proof of a Clarity Card, an electronic system that stores information in a central database for individuals receiving services from local charities and service providers. This was the first animal services outreach event for the region's homeless population and the feedback was well received. Records indicate that 86 pets received services in March 2016, including rabies shots, vaccinations and micro-chipping. Washoe County Regional Animal Services plans to continue these efforts by providing similar clinics to the homeless population at least twice a year. In addition, Washoe County Regional Animal Services is teaming with other animal services providers and targeting coordinated outreach events to the homeless on a monthly basis.

### *III. Create a Mental Health Facility that Provides Same-Day Access to Mental Health and Additional Services*

The Community Assistance Center currently has a triage center that provides local law enforcement with an alternative to jail for people who seem to be suffering from a mental health episode, a substance abuse episode, or most commonly, both. The triage center at the Community Assistance Center has evolved into an inpatient stabilization facility, but does not provide comprehensive same-day, out-patient mental health and related services.

The purpose of a same-day access center is to provide out-patient services for people who need to connect with mental health services for any number of reasons, including prescription refills or needing access to a mental health and/or substance abuse service provider. This facility will serve people who might be unable and/or unlikely to otherwise make a connection with a service provider. It is important to remember that people who are homeless or who have been homeless, who do not have an automobile, who (if working) may not have schedule flexibility during the day, and who are suffering from depression, bipolar, schizophrenia, anxiety or some other similar symptom of mental illness will have an extremely difficult time making it to doctor appointments. A mental health facility that provides clients with same-day access to mental health providers would eliminate many of the barriers faced by the homeless and working poor populations and will allow them to access immediate critical care services.

The target population can no longer utilize the Northern Nevada Adult Mental Health Services facility for same-day access to prescribed medications and mental health services. Under current Medicaid policy and program guidelines, the target population must go to one of two managed-care organizations currently located within the region. Generally, this population does not understand how insurance or managed care works. Understanding managed care and following the prescribed guidelines is especially difficult for mentally-ill homeless individuals to navigate and follow.

### *IV. Implement Multi-Jurisdictional Case Management to Assist Individuals with Access to Housing and Other Resources*

Washoe County is actively working on implementing a multi-jurisdictional case management system designed to assist individuals in need of housing assistance and other resources.



Washoe County is redirecting existing Cooperative Agreement to Benefit Homeless Individuals grant dollars in order to create and implement a multi-jurisdictional case management system, and anticipates receiving approval from the Federal Program Officer. These case managers will meet regularly with Washoe County staff responsible for adult services in order to ensure that the available resources are coordinated and to share information across multiple service providers. The goal will be to assist clients in navigating the system of the many service providers that provide critical mental health, physical care, and housing services. The City of Reno issued a Request for Proposal for Community Based Case Management Services and is awaiting proposals.

#### *V. Create a Collaborative Group to Focus Case Management and Law Enforcement on the Truckee River*

Washoe County is working to find funding to expand the Mobile Outreach Safety Team to include additional officers, deputies and case managers. Washoe County, together with the cities of Reno and Sparks, recently submitted a grant proposal to the Bureau of Justice for assistance to fund expansion of the Mobile Outreach Safety Team program, plus development of a more robust effort for data collection and analysis. Officers, deputies and case managers assigned to the Mobile Outreach Safety Team will be involved in regularly scheduled sweeps of the river corridor, creating opportunities to engage with homeless individuals in need, and to provide direction in other opportunities and services as they are instructed that camping along the river corridor is not permitted.

#### *VI. Identify Specific Strategies to Address Youth Homelessness*

Currently, homeless youth are believed to be the major demographic age group living along the Truckee River corridor. Additionally, youth homelessness is significantly different from adult homelessness in a number of critical ways and addressing their needs is done through different means and services. One Truckee River will support community efforts such as the Community Foundation of Western Nevada's You'N-I initiative, which addresses youth homelessness, specifically.

#### *VII. Reno Works Program*

Reno Works, created in August 2015, is a relatively new joint



Courtesy Neoma Jardon Twitter



Photo by Alex Hoeft



Photo by Alex Hoeft



Photo by Alex Hoeft

employment program by Volunteers of America and the City of Reno. The program provides residents of the homeless shelters with nine-week sessions to address temporary employment, including safety and work training, skills training, long-term employment support, wrap-around case management, and mentoring. Upon completion of the program, Reno Works crew members receive certification of program completion and a letter of recommendation. The goal is for each crew member to secure employment and permanent housing. Initial results of the Reno Works program look promising and appear to have demonstrated an ability to provide employment and training to residents of the homeless shelter, and to also help get other homeless individuals connected with services and programs.

A side benefit is that the participants of the Reno Works Program seem to be able to identify with the homeless population because they have experienced a past recent episode of temporary or transitional homelessness or, in some cases, periods of long-term homelessness. The homeless population appears to be more receptive to talking to participants of the Reno Works Program rather than law enforcement officials. A critical missing piece from the Program is case management personnel who can go out in the field and work alongside the Reno Works employees in order to better assess and address the homeless individuals' needs, and to identify the appropriate programs and services that may be best suited for them. The One Truckee River stakeholder group will continue to monitor the Reno Works Program, and identify opportunities to support successes achieved by the program.

## Goal Two Related Plans, Studies & Websites

To learn more about management plans and programs related to Goal #2, refer to the list of resources below.

[Boise River Resource Management Plan](#)

[City of Reno Open Space and Greenways Plan](#)

[City of Reno Parks and Trails](#)

[City of Sparks Parks Map](#)

[City of Sparks Parks and Recreation Plan](#)

[Crossroads](#)

[Instream Flows and Recreation on the Truckee River and Selected Tributaries](#)

[Keep Truckee Meadows Beautiful](#)

[Nevada Land Trust](#)

[Outdoor Recreation Economy](#)

[Paddle Sports](#)

[Park, Trails, and Health Workbook](#)

[Reno Housing Authority](#)

[Reno Works](#)

[River Walk District](#)

[RTC Bus Routes](#)

[RTC Reno/Sparks Bike Map](#)

[Tahoe-Pyramid Bikeway](#)

[Truckee Meadows Flood Control Project Final General Reevaluation Report](#)  
[Truckee River Foundation](#)  
[Truckee River Parks Foundation](#)  
[Truckee River Recreation Plan](#)  
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[You'N-I](#)





# Engaged Community



## GOAL THREE:

Build an aware and engaged community that protects and cares for the river



## Goal Three

Create an aware and engaged community that protects and cares for the river.

The identified goals and strategies for Goal Three are listed below. The associated action items and implementation timelines can be found in the back of the One Truckee River Management Plan.

| Goal Three Strategies                                                                                                                                               |                                                                                                                                                                                                                                                 |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Create an aware and engaged community that protects and cares for the river.                                                                                        |                                                                                                                                                                                                                                                 |
| Objective 3.1 - Promote awareness and education of the river's natural, cultural and recreational resources and the important role the river plays in our community |                                                                                                                                                                                                                                                 |
| 3.1.a                                                                                                                                                               | Establish and promote a comprehensive events calendar that features all relevant activities, events, and entertainment associated with the river.                                                                                               |
| 3.1.b                                                                                                                                                               | Identify existing locations for interpretive signage on the river and designate new or retrofit existing locations.                                                                                                                             |
| 3.1.c                                                                                                                                                               | Create a watershed education plan.                                                                                                                                                                                                              |
| 3.1.d                                                                                                                                                               | Create an opportunity or venue for the community to share river stories and images relative to our natural and cultural history.                                                                                                                |
| Objective 3.2 - Increase student education and participation related to the Truckee River                                                                           |                                                                                                                                                                                                                                                 |
| 3.2.a                                                                                                                                                               | Work with existing education partners to compile and assess existing Truckee River-related curriculum and educational programs. Compile existing resources and identify those that are in alignment with Washoe County curriculum requirements. |
| 3.2.b                                                                                                                                                               | Create new curriculum based on Washoe County STEAM standards for the Truckee River watershed.                                                                                                                                                   |
| 3.2.c                                                                                                                                                               | Develop an educator resource page outlining educational programs and curriculum specific to the Truckee River.                                                                                                                                  |
| 3.2.d                                                                                                                                                               | Create a one-page handout for adults and age-based handouts for children discussing core learning outcomes.                                                                                                                                     |
| 3.2.e                                                                                                                                                               | Create interactive exhibits pertaining to the Truckee River watershed.                                                                                                                                                                          |
| 3.2.f                                                                                                                                                               | Identify and provide access opportunities to "outdoor classrooms" where students can learn along the river.                                                                                                                                     |
| 3.2.g                                                                                                                                                               | Publish break/after-school programs related to the river.                                                                                                                                                                                       |
| 3.2.h                                                                                                                                                               | Work directly with Washoe County School District teachers to incorporate Truckee River curriculum.                                                                                                                                              |
| Objective 3.3 - Enhance opportunities for place-based activities and programs for the entire community                                                              |                                                                                                                                                                                                                                                 |
| 3.3.a                                                                                                                                                               | Create a "Celebrate the Truckee River" event for the entire river corridor that could be expanded to a week- or month-long event.                                                                                                               |
| 3.3.b                                                                                                                                                               | Coordinate a speaker's bureau to hold educational river-based events.                                                                                                                                                                           |
| 3.3.c                                                                                                                                                               | Encourage development of a comprehensive Truckee River exhibition.                                                                                                                                                                              |
| 3.3.d                                                                                                                                                               | Update and enhance the educational components of the Oxbow Nature Center to support increased emphasis on the Truckee River.                                                                                                                    |
| 3.3.e                                                                                                                                                               | Continue to engage the community through interactive social media.                                                                                                                                                                              |

|                                                                                           |                                                                                                                                                                                                                                                                    |
|-------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 3.3.f                                                                                     | Create a self-guided watershed tour.                                                                                                                                                                                                                               |
| 3.3.g                                                                                     | Identify locations for permanent art and art-themed opportunities along the river.                                                                                                                                                                                 |
| 3.3.h                                                                                     | Continue to engage community decision makers and partners about issues related to the river.                                                                                                                                                                       |
| <b>Objective 3.4 - Inspire a culture of river stewardship</b>                             |                                                                                                                                                                                                                                                                    |
| 3.4.a                                                                                     | Coordinate a stewardship pledge for people to publicly commit to being good stewards to the river.                                                                                                                                                                 |
| 3.4.b                                                                                     | Educate the community on Leave No Trace principles while in and along the river corridor.                                                                                                                                                                          |
| 3.4.c                                                                                     | Increase official presence along the river for stewardship and education of the community.                                                                                                                                                                         |
| 3.4.d                                                                                     | Implement a Junior River Ranger program.                                                                                                                                                                                                                           |
| 3.4.e                                                                                     | Coordinate and promote stewardship activities for groups such as high-school environmental clubs or community service organizations.                                                                                                                               |
| 3.4.f                                                                                     | Coordinate stewardship activities throughout the river corridor to maximize impact.                                                                                                                                                                                |
| 3.4.g                                                                                     | Implement the "Take Care" Campaign along the Truckee River corridor.                                                                                                                                                                                               |
| <b>Objective 3.5 - Ensure easy access to river information and appropriate activities</b> |                                                                                                                                                                                                                                                                    |
| 3.5.a                                                                                     | Create a Truckee River Visitors Center to foster and enhance education of river's cultural resources and heritage, including community education, art & nature events, a Truckee River Visitors Center/Native American Museum, river signage, and a staffed kiosk. |
| 3.5.b                                                                                     | Create a network of kiosks and interpretive or visitor centers. Install educational kiosks along the river to reach those who use it for recreation.                                                                                                               |
| 3.5.c                                                                                     | Collaborate with tribes to create Traditional Use Agreements for access to the river for cultural purposes (i.e. may want to gather willow along the river for basket weaving). This allows the tribes to continue with their cultural practices.                  |
| 3.5.d                                                                                     | Identify opportunities for land acquisition, or other protection opportunities, to preserve and interpret cultural resources.                                                                                                                                      |

## Goal Three

The following information was assembled to better identify what programs and services are currently in place and also to better understand the gaps.

For our community to truly become stewards of the Truckee River, it must understand its central role in our environment, our history, and our culture. The river can enhance learning and is a wonderful resource that should be used in the teaching of biology, geology, history and more.

### **Objective 3.1 - Promote awareness and education of the river's natural, cultural and recreational resources and the important role the river plays in our community**

A comprehensive events calendar centered on the Truckee River will help to create a branding effort



and promote cohesive river-centric involvement from the community that can also be an avenue for education regarding the river. By creating a single place to go for information and events, the marketing campaign will be strengthened. One Truckee River has created a calendar of events and will continue to update the calendar and spread the word through social media.

There are currently a small number of interpretive signs located along the Truckee River path. Many of the signs are in poor condition or have been vandalized. Through the One Truckee River mapping efforts, those sign locations will be identified and mapped. Additional interpretive signs and proposed locations will be identified. Funding for additional signage will need to be identified.

In addition to interpretive signage, signs exist throughout the Truckee Meadows that identify creeks, streams and drainages that ultimately lead to the Truckee River. The Truckee Meadows Stormwater Quality Management Program has also implemented Stenciling Days that encourage river related art on and around storm drains that lead to the Truckee River in order to promote their "Only Rain in the Storm Drain!" messaging.

These concepts were identified by the education subcommittee as examples of ways that art can be used to deliver key messaging and education throughout the Truckee Meadows. This approach may be even more important and critical for areas further from the river, itself as people tend to lose sight of the fact that water throughout the Truckee Meadows eventually flows to the river.

The education subcommittee identified a host of existing educational curriculum and programs that have a direct or indirect link to the Truckee River and its watershed. However, overall coordination between the programs has not been orchestrated at this point. An assessment, or "heat map," is needed to determine if gaps exist in current community watershed knowledge; if messaging is aligned with such gaps; or whether programs are in place that address all age-classes and both youth and adult residents in the Truckee Meadows.

A comprehensive watershed education plan will not only identify and link all of the river – related curriculum and programs, but also identify gaps and means of addressing such gaps. A plan will be effective to identify and prioritize critical learning outcomes, as well as developing, standardizing and delivering effective messages and delivery mechanisms in a coordinated and targeted manner.

Such a plan should incorporate the tiered approach identified by the group to:



- Assess the current state of knowledge of local residents and existing educational programs and curriculum;
- Take action to improve the current state of knowledge, and encourage a better understanding and appreciation of the river with the goal of encouraging the community to engage with improving the watershed; and,
- Achieve an ultimate outcome of developing more community stewardship of the watershed.

Through the One Truckee River Management Plan, Keep Truckee Meadows Beautiful and Nevada Land Trust will partner with other educational groups to create a Watershed Education Plan that promotes awareness and education of the Truckee River's natural, cultural and recreational resources, and the important role the river plays in our community. A grant is currently being sought to fund development of this education plan.

Promoting awareness is also about documenting personal connections to the Truckee River. This is currently being done through the One Truckee River website and social media, and will be expanded as funding becomes available.

The education subcommittee identified the need to conduct a comprehensive community survey to assess the current understanding of the Truckee River and associated watershed. The information gleaned from the survey will serve as a baseline assessment of knowledge that may be repeated in the future to determine if educational efforts are effective in raising watershed awareness, appreciation and ultimately stewardship. Additionally, the information can be used to identify and prioritize targeted learning outcomes that may be needed based on knowledge gaps. Such information is critical to supporting the development of a comprehensive watershed education plan.

Similar efforts were recently completed by the Carson Water Subconservancy District for residents in the Carson River Watershed. Efforts are already underway to seek grant funding to hire a professional survey contractor in order to move this strategy forward for the Truckee River Watershed.

### **Objective 3.2 - Increase student education and participation related to the Truckee River**

There are a number of programs and educational organizations currently working on watershed education and the Truckee River. Each of these groups and programs serves varying age groups and demographics within the community. While some groups serve a larger base, such as Sierra Nevada Journeys, which annually serves 1 in 5 Washoe County elementary school students with 10-15 hours of Truckee Watershed based education, other programs provide intermittent watershed education, such as the traveling Discovery Museum exhibits.

The key action item to be implemented within the first year of the One Truckee River Management



Plan is the development of the Watershed Education Plan. A number of ideas of have been generated by the education subcommittee, but first and foremost is the need for a full understanding of what is currently in place and where are the gaps. This work will also assist in ensuring that programs are not being duplicated and that holes in services are not being missed.

The following information details many of the ideas and strategies that could be a part of the education plan and programs that are currently in place. Once the needs assessment is completed, some of these concepts and existing programs may need to be reworked to better align with filling the gaps in the communities watershed education.

The education subcommittee has been active in compiling curriculum and educational material related to the Truckee River. Led by Keep Truckee Meadows Beautiful (KTMB), a survey has been distributed to local educational partners that offer environmental programs within the Truckee Meadows. Once the survey information has been received and compiled, KTMB will map the various environmental education programs throughout the community, including those associated with the Truckee River. In addition, KTMB will be able to assess which programs align with Washoe County School District curriculum. Many of the education partners are well aware of the curriculum and have developed educational programs that align with Nevada State Academic Content Standards and Next Generation Science Standards.

Once a comprehensive survey, listing, and alignment assessment of existing Truckee River-related curriculum and educational programs have been developed, the education subcommittee will identify gaps (in either content or target audiences) where new curriculum or programs may be warranted. In developing such curriculum and programs, the committee members will coordinate closely with Washoe County School District partners to ensure alignment with Nevada State Academic Content Standards and Next Generation Science Standards.

The education subcommittee identified the need to develop a one-page handout and website listing and promoting curricula and programs specific to the Truckee River. The purpose of this product is to allow local teachers and program leads to better understand and choose which river-related education may be most appropriate for their application. This task will be completed once a list of all existing programs is complete, and may need to be updated from time to time as new programs are developed. The committee will coordinate closely with its Washoe County School District partners to distribute information at the appropriate time and in the most efficient manner.

The Carson River Coalition has developed a document similar to that



Photo by Alex Hoeft



being discussed by the education subcommittee and consists of all the river-related educational programs, and contains a one-page description of each program and contact information for implementing or participating in each program.

In addition, the group identified the GREENevada website as a key online location to post this information. The website contains a comprehensive list of partner organizations, which may be an appropriate location to add information pertinent to the One Truckee River effort, as well as a web link to pertinent educational information located on the project's website.

Once all Truckee River-related curricula is clearly identified and described, strategic partners can begin direct outreach to local teachers to encourage incorporation of river-based curriculum. The education subcommittee identified the need to hire and/or designate a Truckee River education coordinator who could lead such outreach.

Similar outreach is already occurring. For example, Keep Truckee Meadows Beautiful is working directly with local educators through its Warriors Youth Education program, which includes a Watershed Warriors element. Sierra Nevada Journeys has a similar approach through its Classrooms Unleashed program. The Nevada Department of Wildlife also offers a series of educational programs with local teachers and schools, including the Trout in the Classroom program.

The education subcommittee identified the need to identify and prioritize learning outcomes (age / audience appropriate) for adults and children by topic area and/or issue. This exercise can be developed by the committee based on the priorities of the greater One Truckee River Management Plan. In the short term, the priority list can be used to emphasize and market key educational programs and curriculum, and/or develop new programs if a void is identified.

Once developed, the outcomes will be used to create a one-page handout, brochure, and/or webpage that identifies key facts and messaging about the Truckee River that can be disseminated throughout the community in order to achieve the identified learning outcomes. In the long term, the prioritized list will also be utilized to structure the overall Truckee River Educational Plan.

The Terry Lee Wells Nevada Discovery Museum, located in downtown Reno, currently offers two interactive, permanent youth exhibitions related to the Truckee River: The Cloud Climber and the Truckee Connects.

*Climb to the heights of Nevada's water cycle! One-part integral phase in the water cycle, two parts jungle gym, the Cloud Climber stretches to the highest reaches of the museum with its many levels, challenging visitors to reach and climb, take risks, create their own adventures, blaze a trail, be brave, feel competent, have fun, and learn about the environment.*

*Learn about the Truckee River and get a little wet! Gently flowing beneath the Cloud Climber, Truckee Connects meanders through as a working representation of the Truckee River watershed from the chilly depths of Lake Tahoe to the shimmering shores of Pyramid Lake. A fun and interactive opportunity to learn about the many uses of water such as recreation, irrigation, hydroelectric power, and wildlife; Truckee Connects provides opportunities to experiment with water and explore many of its properties.*

The museum also offers “Featured Exhibitions” that rotate seasonally. For instance, the Monster Fish exhibit will be housed at the museum through September 5, 2016. The exhibit features life-sized sculptures of large fish species from around the world, as well as features work from Dr. Zeb Hogan, a National Geographic explorer and University of Nevada, Reno professor. The rotating schedule offers an opportunity to incorporate various Truckee River-specific themes in cooperation with local experts.

The Oxbow Nature Study Area is located on the Truckee River, about one mile upstream of downtown Reno. This facility is operated in partnership by the Nevada Department of Wildlife and the City of Reno Parks Department, and is recognized as a “...national model for a successful urban nature center...” by the U.S. Fish and Wildlife Service. The Oxbow Nature Study Area contains a host of hands-on exhibits.

The education subcommittee identified these two existing facilities as those that can be promoted from a youth educational standpoint. In addition, coordination and funding could be directed in the short term to improve or incorporate additional Truckee River-related exhibits. The Nevada Department of Wildlife and One Truckee River partners are currently pursuing grant funding to develop a new interactive watershed / river exhibit, as well as a mobile wildlife education interpretive trailer for community events.

In the long term, these facilities provide a template for what can be incorporated into future Truckee River-related learning centers and/or exhibits. The Oxbow Nature Study Area is available and designed to host students via field trips, and is also open to the public.

Trout in the Classroom (TIC) is an educational program run by the Nevada Department of Wildlife, and takes place directly in 4th and 5th grade classrooms. The Nevada Department of Wildlife provides an in-class aquarium, supplies and rainbow trout eggs, along with mandatory teacher training. The program culminates with the release of trout fry. In the Truckee Meadows, most releases are made into the Truckee River at the Oxbow Nature Center.

Downstream of the Truckee Meadows, The Nature Conservancy provides public access to the McCarran Ranch Preserve. The preserve includes site-specific educational exhibits, an outdoor amphitheater that is a center for public events and a trail system that guides visitors through the heart of the restoration area.

Upstream of the Truckee Meadows is the Verdi Community Library and Wildlife Education Center. The center is open to the public, and



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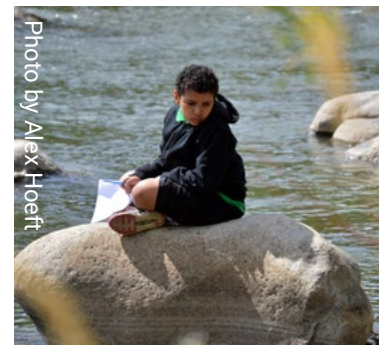


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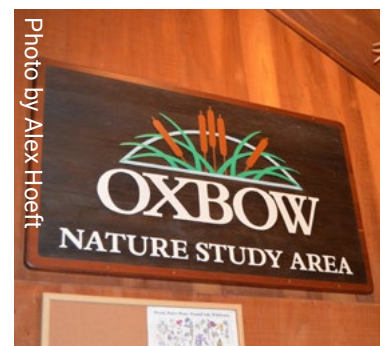


Photo by Alex Hoeft



Photo by Alex Hoeft

includes indoor aquatic ecosystem activities and a native fish tank.

The education subcommittee identified out of school programs as a prime means of delivering Truckee River-related educational programs. This would include after-school programs, and summer/spring/winter break camps offered by various organizations throughout the community. Specific existing areas of focus include, but are not limited to, programs offered by the Boys and Girls Club, local Parks and Recreation Departments, Sierra Nevada Journeys and Great Basin Outdoor School. In-school clubs and organizations, such as environmental clubs or outdoor recreation clubs, would present a prime opportunity to incorporate Truckee River-related curriculum and programs as well. On-going dialogue is needed between education groups and the Washoe County School District to incorporate Truckee River curriculum in the school district. As new youth curriculum is created, the information will be provided to the school district partners.

### **Objective 3.3 - Enhance opportunities for place-based activities and programs for the entire community**

In the short term, a single event will be created to celebrate the Truckee River. The idea is to create an event that will bring people down to the river. In the long term, the vision is to create a month-long celebration of the Truckee River. This will incorporate an assortment of events and activities focused on the river, such as:

- Rafting events
- Kayaking events
- Group bike events
- Fun run events
- Fun walk events
- Bird-watching tours
- Fish hatchery tours
- Concerts in parks along the river
- Educational events for kids
- Educational events for adults
- River safety events
- Water quality tours

The Truckee Meadows is rich in community service groups (i.e. Rotary, Soroptimist International, Kiwanis, etc.) and non-governmental organizations that frequently host special presentations and guest speakers to discuss issues important to the community. The education subcommittee identified this opportunity to develop a speaker's bureau specific to educating the community about key aspects of



Photo by Alex Hoeft



the Truckee River and its significance. The concept is to identify speakers who have a special interest or knowledge of the Truckee River who would be interested in speaking to such groups, and then linking the speakers to the groups that host guest speakers.

In addition, there are a multitude of venues along the Truckee River (i.e. River Walk, city and county parks, etc.) where a guest speaker could give a presentation. Such events should be advertised through One Truckee River and social media outlets.

The overall concept is to link members of the community to the river through education, and if that can be coupled with getting those community members to venues at or along the river, even better.

The Truckee Meadows Water Authority Speakers Bureau informs organizations about the Truckee River water system, business operations, rates, conservation and landscape topics, water supplies and snow pack. The Nevada Land Trust has started the Coffee and Conservation discussion series, focused on educating local residents on conservation issues and efforts. Keep Truckee Meadows Beautiful has a program called Trash Talk, a series of informative talks held throughout the year with various guest speakers from the community. Presentations provide information about the waste stream, reveal some problems common in the area, and offer solutions and alternatives for both individuals and groups to help keep the Truckee Meadows beautiful. Guest speakers have also talked about noxious weeds, recycling programs, how their company incorporates sustainability in their business model, water conservation and composting. The Truckee Meadows Park Foundation also offers a lecture series designed to raise awareness and appreciation of park resources, with a goal of increasing citizen stewardship and sense of ownership of these vital public resources.

At present, there are several exhibitions within the Truckee Meadows that are associated with the Truckee River. This includes the Cloud Climber and Truckee Connects permanent exhibits at the Nevada Discovery Museum, as well as the Oxbow Nature Study Area. While these exhibitions may serve to educate adults, particularly parents, the primary audience is youth.

The concept behind this strategy is to develop new exhibitions within the Truckee Meadows that target a broader audience, both youth and adult. A truly comprehensive exhibition would tie in concepts and themes from all of the major goals, and even objectives, of this plan. The purpose is to expose audiences of all ages to the importance and value of the Truckee River, including but not limited to, the area's community, culture, drinking water supply, ecosystem, history, recreation, wildlife and quality of life.



Photo by Alex Hoeft

Such an exhibition could be located at an existing public facility, such as the Nevada Museum of Art, the University of Nevada, Reno, etc. or at a future venue, such as a new Truckee River Visitors Center. Additionally, opportunities to develop temporary exhibitions at these venues, or smaller-scale exhibitions at venues along the river, should be considered and explored. Another model that may be considered is a mobile exhibition (i.e. large display trailer) that could be utilized at community events along the Truckee River and within the Truckee Meadows.

### Existing Truckee River



### Proposed Truckee River with a visitors center and educational activities



The Nevada Department of Wildlife, in cooperation with various One Truckee River partners, is already actively pursuing grant funding for upgrades to the Oxbow Nature Study Area, including development of a new interactive watershed and river exhibit, as well as interpretive signage along the Oxbow Trail system. Once obtained, grant funding will also be utilized to develop a drought and flood cycle educational program for the Truckee, Carson, Humboldt and Walker rivers. In addition, funding is being sought to develop a wildlife education interpretive trailer for use at community events.

With the emergence and popularity of social media, the education committee identified an opportunity to engage and actively link members of the local community with the Truckee River via sites such as Facebook, Pinterest, Instagram, Twitter, etc. Some ideas that were identified included:

- A Truckee River photo contest
- A Truckee River scavenger hunt
- Advertisement of special events associated with the river or at venues near the river
- Advertisement of educational and volunteer events
- After/out-of-school programs

The education subcommittee identified a self-guided watershed and/or river tour as an opportunity resulting in the education of members of the local community in a manner that is self-paced. The key to developing and promoting such a tour is to identify a means of delivering simple messages and common themes in an easily consumable package. Some ideas that were identified include:

- Development of a watershed map that identifies key landmarks of interest and can be utilized to develop pertinent messaging (hard copy or interactive and web-based).
- Development of interpretive signage that corresponds with mapped landmarks.
- Development of a smart/mobile phone app that contains written and/or recorded information pertinent to the landmarks.

Through the One Truckee River mapping, locations for new public art installations along the Truckee River will be inventoried and mapped. Proposed locations will be identified and river-based art installations coordinated with groups such as the Generator, Reno Art Works, 39 North, Sierra Art, Tutto Ferro and private artists.

In order for change to occur along the Truckee River, the community and stakeholders need to be made aware of the issues. This can be accomplished through the One Truckee River marketing campaign and through continued involvement by the community leaders, stakeholders, elected officials, tribal members and agency staff. Coordination with agency staff is needed to ensure that elected officials are getting updates on the One Truckee River implementation strategies and action items. In addition, Keep Truckee Meadows Beautiful must continue to take the elected officials on tours of the Truckee River so they can see the progress made by the One Truckee River Management Plan, as well as the areas in need of improvement.

Stewardship is currently being carried through to the high school level via KTMB's High School Eco Club and Green Club programs. KTMB offers support and advice at the high school level by providing support and tips on how to organize and run a club meeting, sharing opportunities for community involvement and leadership roles, guidance with grant writing, connections with other environmental education groups and by offering Green Club project ideas.

#### **Objective 3.4 - Inspire a culture of river stewardship**

Leave No Trace is a program that teaches people of all ages how to enjoy the outdoors responsibly. The purpose is to raise awareness and educate people about reducing their impact on the environment. This message will be spread as part of the One Truckee River marketing campaign. One Truckee River started a pledge campaign in early 2016 to begin to raise the profile of the Truckee River. The pledge provides a tool for people to publicly commit to being good stewards to the river. The pledge will be integrated in the One Truckee River marketing campaign efforts. The pledge reads: I pledge to do my part in promoting a clean, thriving, sustainable Truckee River community for the benefit of current and future generations.

A physical presence is needed on the Truckee River to help educate users on how to be good stewards of the river, and how to recreate on the river without harming the environment. Several ideas have developed, including a paid River Ranger who patrols the river, volunteers and a Junior River Ranger program. The goal is to keep the river clean, safe and used by all. The position would provide educational information, direct recreational users to smart phone apps and brochures, promote the health of the river and deter illegal activity by coordinating with law enforcement. The Junior River Ranger program can be led by the Truckee Meadows Parks Foundation and used as a fun tool to reach young learner's.

There are many programs already being implemented through various non-profit groups, including lecture series, special events, educational opportunities, educational hikes and clean-ups. All of these events and activities will continue to be shared on the One Truckee River community calendar.

#### **Objective 3.5 - Ensure easy access to river information and appropriate activities**

A Truckee River Visitors Center and comprehensive web page can be used to foster and enhance education of the Truckee River's cultural resources and heritage, including community education, art and



nature events. A visitors center can provide a centralized comprehensive information hub for visitors and locals to learn about the river. In the short term, kiosks and smart phone apps can be developed with maps and information. The kiosks can be integrated with other interpretive or visitors centers throughout the community, including the Nixon Museum, Oxbow, Verdi Community Library and Wildlife Education Center, Great Basin Cultural Center, River Bend Visitors Center and Galena Creek Recreation Area and Visitors Center. Other key kiosk locations would be in places of high activity, including Wingfield Park, Idlewild Park, Rock Park, Riverside Commercial Center and downtown Reno.

Over the long term, One Truckee River will look for partnership opportunities to develop a visitors center. Possible partners include the Reno-Sparks Indian Colony and non-profit groups or agencies with buildings located along the Truckee River. The City of Reno has a visitors center located at 135 North Sierra Street, which may also be explored as a possible partnership.

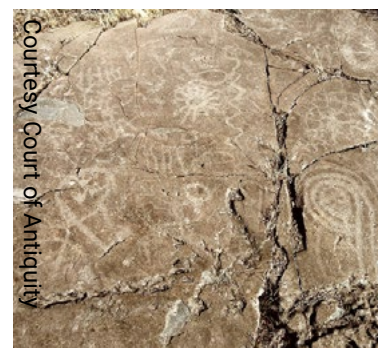
Much of the Truckee River's history and resources are tied to the Native American culture and heritage. It is important to preserve that history and culture. The One Truckee River Management Plan lists several action items that relate directly to this task and include:

- Large murals painted on buildings to illustrate the Native American connection to the Truckee River
- Documenting people and stories through the One Truckee River website
- Identifying key areas with Native American culture significance
- Identifying opportunities for land acquisition or protection to preserve and interpret cultural resources
- Adding interpretive signage along the Truckee River with information on Native American culture and heritage
- Collaborating with tribes to create a Traditional Use Agreement for access to cultural resources along the Truckee River

One example of a story is shared below courtesy the Reno-Sparks Indian Colony:

*In the Long Ago, the Neh-muh traded with the Indians living beyond the snow-clad mountains to the West (Sierra Nevada). Generally, these traders were composed of groups of men only, but occasionally, they took their families with them.*

*One party of traders, after visiting several tribes in the Land-near-the-Ocean, made ready to return to the Neh-muh country.*



*One of their members was not accounted for, so they waited for several days. The youth never reappeared. Finally, the leader decided that the return home would have to be made with or without his presence. That evening, they remained in camp longer than usual in hopes that the absent one would overtake them.*

*Several nights later the young man did appear. They were exultant at the sight of him, although overjoyed at the reunion the stranger was noticeably depressed.*

*The other traders exchanged tales of their adventure, but the youth made no comment. As the evening progressed into night, one by one the people retired. When only the leader and the youth remained, the leader, asked, "Is there something you would like to tell me?" After a long moment the youth answered in the affirmative, and revealed he was planning to bring a wife back with him. The leader was not surprised, and said, "Bring her to our camp so that we can all leave together in the morning."*

*The groom then left to fetch his bride as the leader waited to welcome them. He was astounded when the youth emerged bearing a mermaid in his arms. After the leader designated a place for the young couple to stay that night, he beckoned the husband and he begged him to return the wife to her home. The young man replied that he loved her and wanted to take her to his home in the Neh-muh country. Because he was persistent, the leader retired filled with misgivings. Before falling asleep he pictured the troubles the pair would encounter. The Neh-muh people did not relish the idea of strange wives for their young men as the mother in the Neh-muh family was its head, and they would certainly doubly resent a Woman-from-the Sea.*

*After a restless night the leader got up early to inform the others of the new woman traveler in their midst.*

*None of the group would consent to taking the girl back to their homeland. One after another they tried to persuade the husband to return her to the sea. Some men volunteered to help him return her to her own home. After each night of the new couple's stay the men found that much water was beginning to surround the camp. Each morning they found it was necessary to move briskly ahead of the ever encroaching water. Eventually the frightened leader decided to tell the pair that they must remain behind; as they were endangering the lives of the other tribal members in the party. The majority hurried home in the hope that they would never see the mermaid again!*

*Days Passed!*

*Then one morning the groom arrived with his bride at the village. News of the strange woman had been spread throughout the band. The people were terrified!*

*As kind and friendly as were the Neh-muh, they were also very superstitious. They could not allow a Woman-of-the-Sea to live with them. The chiefs demanded that the relatives refuse to permit the young couple to live with them. As the young couple advanced water was already trickling in their wake. This was even more alarming! When the relatives insisted, the couple moved to the outskirts of the village.*

*Those who visited the couple reported a body of water had appeared close by the domicile of the newlyweds, and that the bride spent much time immersed. Later the relatives, in apprehension, stopped their visitation altogether.*

*Today the descendants of the couple may be encountered at the north of the Coo-yu-ee Pah. Lake Tahoe was created when the travelers camped with the bride and groom, the Truckee River created on their journey, and Coo-yu-ee Pah was created at the final residence of the couple.*

## Goal Three Related Plans, Studies & Websites

To learn more about management plans and programs related to Goal Three, refer to the list of resources below.

[Carson River Environmental Education in the Carson River Watershed](#)  
[City of Reno Parks, Recreation and Community Services](#)  
[City of Sparks Parks & Recreation](#)  
[Galena Creek Interpretive and Visitors Center](#)  
[Great Basin Outdoor School](#)  
[Growing Resources for Environmental Education in Nevada](#)  
[Keep Truckee Meadows Beautiful](#)  
[Leave No Trace](#)  
[NDEP – Environmental Education & Outreach](#)  
[NDEP – Project WET](#)  
[NDOW Trout in the Classroom](#)  
[Nevada Fish & Wildlife – Schoolyard Habitat Program](#)  
[Nevada Department of Wildlife Education Programs](#)  
[Oxbow Nature Study Area](#)  
[Pyramid-Lake Indian Reservation](#)  
[Reno-Sparks Indian Colony](#)  
[Reno River](#)  
[Sierra Nevada Journeys](#)  
[Terry Lee Wells Nevada Discovery Museum](#)  
[TNC – Truckee River Project](#)  
[Truckee Meadows Parks Foundation](#)  
[TMPF – Junior Naturalist Program](#)  
[TMPF – Student Stewards Program](#)  
[Truckee Meadows Stormwater Quality Management Program](#)  
[Truckee River Foundation](#)  
[Urban Roots](#)  
[Washoe County School District](#)  
[Where Traveler](#)





# Sustainable Management of River



## GOAL FOUR:

Ensure the measurable, sustainable and collaborative management of the river for today and into the future



## Goal Four

Create an aware and engaged community that protects and cares for the river.

The identified goals and strategies for Goal Four are listed below. The associated action items and implementation timelines can be found in the back of the One Truckee River Management Plan.

| Goal Four Strategies                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                     |
|--------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Create an aware and engaged community that protects and cares for the river.                                                               |                                                                                                                                                                                                                                                                                                                                                     |
| Objective 4.1 - Create a sustainable organizational model to ensure the successful oversight and implementation of the OTR Management Plan |                                                                                                                                                                                                                                                                                                                                                     |
| 4.1.a                                                                                                                                      | Assess existing groups and structures for possible entities to house the management of the OTR plan and develop recommendations.                                                                                                                                                                                                                    |
| 4.1.b                                                                                                                                      | Identify the statutory or code changes needed to strengthen the OTR.                                                                                                                                                                                                                                                                                |
| 4.1.c                                                                                                                                      | Confirm the endorsement, adoption and implementation of the OTR Plan with the local jurisdictions and other partners.                                                                                                                                                                                                                               |
| 4.1.d                                                                                                                                      | Create formal long term commitment agreements between OTR partners to continue the long term oversight and to designate areas of responsibility for the plan.                                                                                                                                                                                       |
| 4.1.e                                                                                                                                      | Continue to work on advocacy for enabling Park District legislation that would provide a sustainable funding source for all parks, open space, fire adapted communities and natural resources in the Truckee Meadows Region in the future. Conduct a study to examine feasibility of a linear park concept for the Truckee River in the short term. |
| Objective 4.2 - Develop partnerships and raise awareness of the OTR initiative and its achievements                                        |                                                                                                                                                                                                                                                                                                                                                     |
| 4.2.a                                                                                                                                      | Develop a communication and marketing plan.                                                                                                                                                                                                                                                                                                         |
| 4.2.b                                                                                                                                      | Create metrics for measuring success and achievements of the plan.                                                                                                                                                                                                                                                                                  |
| Objective 4.3 - Recruit and leverage funding and resources for the OTR initiative                                                          |                                                                                                                                                                                                                                                                                                                                                     |
| 4.3.a                                                                                                                                      | Create a "Celebrate the Truckee River" event for the entire river corridor that could be expanded to a week- or month-long event.                                                                                                                                                                                                                   |
| 4.3.b                                                                                                                                      | Identify funding partners, both public and private, for implementation of the OTR action items.                                                                                                                                                                                                                                                     |
| Objective 4.4 - Improve understanding of the current state of the river                                                                    |                                                                                                                                                                                                                                                                                                                                                     |
| 4.4.a                                                                                                                                      | Create a base line GIS map specific to the Truckee River.                                                                                                                                                                                                                                                                                           |
| 4.4.b                                                                                                                                      | Conduct an Annual One Truckee River Initiative Forum.                                                                                                                                                                                                                                                                                               |

## Goal Four

The One Truckee River Management Plan was designed to follow a “collective impact” framework by engaging a large Core Planning Team and working with over (9) issue subcommittees comprising over 125 stakeholders. The premise behind the “collective impact” framework is that participants all have a “common agenda” for change, including a shared understanding of the problem and a joint approach to solving it through agreed upon actions. The plan of action outlines and coordinates “mutually reinforcing activities” for each participant and organization. There is “open and continuous communication” across the members to build trust, assure mutual objectives, and create common motivation and a “lead organization”(s) with staff to serve the initiative and coordinate participating organizations and agencies.

The OTR plan is also an action oriented plan with a 10-year horizon focusing on a clearly defined vision, mission, four main goals, twenty-one objectives and over 140 strategies. The plan will be implemented in phases over time beginning with the adoption of the plan by the local jurisdictions in September of 2016. Some action items are intended to be implemented immediately within the first year, while others will be implemented in the following years.

The implementation plan is designed to be flexible in nature to accommodate opportunities that may arise with funding, partnerships and collaborative efforts, but also will be a stand-alone document that will be continually monitored and updated.

The planning team is working with partners such as National Park Service, Rivers, Trails and Conservation Assistance program to develop a One Truckee River Working Group or Coalition that will meet on a regular basis to coordinate and implement action items. The coalition will convene to review, monitor and report on the success of the implementation of the plan. Individual action plans will be developed for members of the working group as it relates to their expertise and involvement in the plan.

Key components for plan implementation include:

- The successful establishment of the One Truckee River working group or coalition
- Development of action plans for the members of the working group to include:
  - o Specific - Specific action or strategy to be implemented
  - o Measurable - How will you know if success was achieved?
  - o Achievable - Is the action item achievable within the



Photo by Alex Hoeft



allotted timeframe?

- o Relevant - Is the action item relevant or is it now out-dated?
- o Time-frame - Is the time frame realistic, does it need to be adjusted, did the working group meet their time table?

- Success in achieving many of the identified first year strategies
- Maintaining communication with elected officials, local jurisdictions and stakeholders on the successful implementation of plan components.
- Implementation of management agreements or Memorandum of Understanding (MOUs) between local jurisdictions for areas where efficiencies can be realized in working along the river corridor.
- Successful identification of both short term (grant) funding as well as long term sustainable funding to continue to implement the plan.

The One Truckee River implementation plan is the over-arching document that is vision based and outcome oriented to provide the guidance and framework for working together collaboratively to protect, conserve and manage the Truckee River now and for generations to come.

Goal Four is focused on implementation and overall funding of the plan. Many of the plan's strategies involve One Truckee River supporting or documenting the work being done by other agencies. Even supporting roles require staff time and ultimately require a long-term funding source. In the short term, grant funding and partnerships can be used to fund smaller action items. Beyond the short term, the plan is to devise a strategy to support the long-term sustainability of the collaborative and fund specific priorities and initiatives identified.

The following information was assembled to better identify what programs and services are currently in place, in relation to Goal Four, and also to better understand the gaps.

#### **Objective 4.1 - Create a sustainable organizational model to ensure the successful oversight and implementation of the OTR Management Plan**

The large scope of projects and programs identified in the One Truckee River Management Plan makes it difficult to identify a single funding source and administrative framework for the long-term

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Photo by Lynda Nelson



Photo by Alex Hoeft



implementation and management of the plan. The overall complexity and large scope of the One Truckee River Management Plan suggests that several funding options and sources be considered, and that different administrative frameworks be developed in order to successfully implement and manage the plan.

For long-term implementation, administration, and sustainable funding of the One Truckee River Management Plan, coordination and support from Washoe County, the City of Reno, and the City of Sparks will be required at some level and for various aspects of the plan.

Nevada state law permits local governments, specifically counties and municipalities, to establish different special districts in defined geographic areas to fund various projects and programs. Redevelopment (NRS Chapter 278), General Improvement Districts (NRS Chapter 318), Special Assessment Districts (NRS Chapter 271), and Tax Increment Areas (NRS Chapter 278C) could each be used, either independently of each other or in some combination thereof, to fund various aspects of the 2016 One Truckee River Management Plan. However, except for redevelopment, each of these approaches are best suited for one-time capital improvement projects such as the building of facilities, infrastructure, and other capital projects identified in the management plan. To a certain and limited extent, a General Improvement District and/or a Special Assessment District (or the specific use of a Commercial Area Vitalization Project as specifically defined in NRS Chapter 271 Section 063) may also be used to fund limited operational or program expenditures that may reoccur over multiple years and over an indefinite amount of time. Tax Increment Areas, however, may only be used to finance one-time capital infrastructure projects and may not be used to fund operational or program costs. Any use of these approaches will require the cooperation and support of Washoe County, the City of Reno, and/or the City of Sparks.

Sustainable funding and long-term administration of the One Truckee River Management Plan may require special authorizing legislation by the Nevada State Legislature. There is precedent for legislation that could potentially create a new special district empowered to assess, levy, and collect fees and/or (likely ad valorem) tax revenue.

In 1989, the Nevada State Legislature passed and adopted the Carson Water Subconservancy District Act (codified in Nevada state law in NRS Chapter 621). The Carson Water Subconservancy District Act authorized the creation of a new special district with the authority to assess, levy, and collect ad valorem revenues from properties located along the Carson River. While the Carson Water Subconservancy District currently has similar authority to develop and implement different programs and projects that are similar to some of the programs and projects within the One Truckee River Management Plan, the Carson Water Subconservancy District Act limits the use of assessed, levied, and collected ad valorem revenues largely to funding conservation districts. As outlined in NRS Chapter 548,



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Carson Water Subconservancy District represents a final sustainable funding and long-term administrative model that could potentially be used to fund and implement the One Truckee River Management Plan. A local conservation district, as an independent public body separate from the local county or municipality in which the local district is located in, has the legal authority to develop, implement, and administer operational and land use plans deemed necessary for the conservation of various renewable natural resources, including watersheds and riparian ecosystems. Local conservation districts, because of Nevada Senate Bill 476 passed by the 2015 Nevada State Legislature, now have the authority to assess, levy, and collect a fee on individual parcels located within the local district's geographic jurisdiction. The fee, not to exceed \$25.00 per parcel, can be used, at the discretion of the local conservation district, to fund both one-time capital improvement programs, as well as recurring projects and administrative or operational expenses. This approach, however, will require the cooperation of the Washoe Storey Conservation District, the State Conservation Commission, and the Nevada Department of Conservation and Natural Resources.

The concept of creating a linear park or greenbelt came up multiple times during subcommittee meetings. One important benefit to a linear park focused on the Truckee River would be that management of the park could rest with one jurisdiction. Implementation of the One Truckee River Management Plan strategies and action items could be condensed into a quicker timeframe because there would be one jurisdiction overseeing the park, similar to a regional park. Action items, such as creating a River Ranger, adopting universal design standards, and creating uniform park and trail maintenance standards, can be more easily completed under a single jurisdiction. A full analysis is needed to better understand the benefits, financial implications, management structure and overall impacts.

#### **Objective 4.2 - Develop partnerships and raise awareness of the OTR Initiative and its achievements**

A plan is only as good as those who know about and use it. Initiatives associated with the One Truckee River Management Plan need to be communicated and marketed. In the short term, messages will continue to be spread through social media outlets. In the long term, a full marketing campaign will be created and spread through educational brochures, smart phone apps, river forums and plan updates.

Measuring success of the plan will need to be done through multiple metrics. Some of the action items will be easy to measure, such as a comparison of the number of public amenities located along the Truckee River corridor now and measured again five years from now. Other action items will be harder to measure and will require public surveys

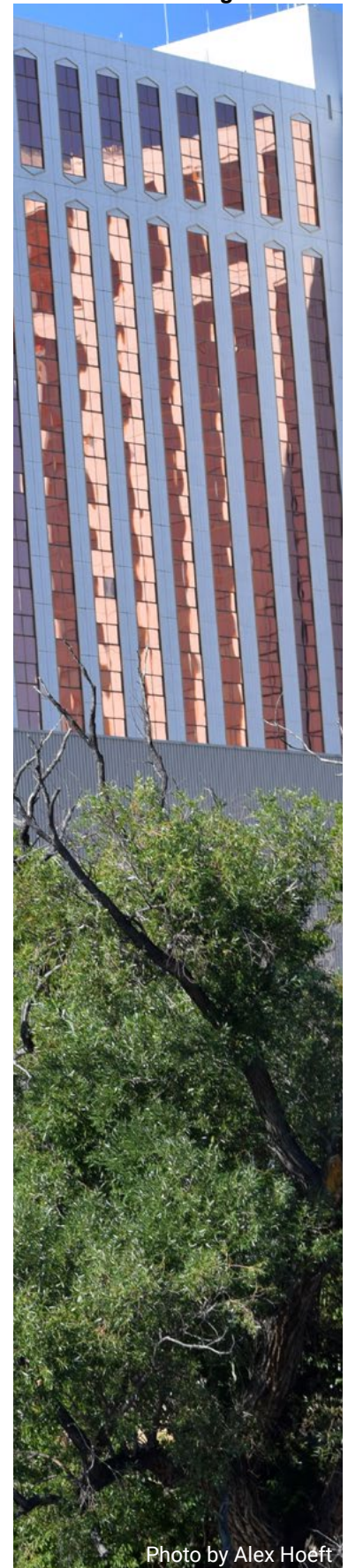


Photo by Alex Hoeft



that ask about user experience. Specific metrics will need to be identified for each of the action items to not only identify if the action item was complete, but to also determine if the action item resulted in a positive change or created an unintended consequence.

## Existing Fisherman's Park



## Proposed Fisherman's Park



### Objective 4.3 - Recruit and leverage funding and resources for the OTR Initiative

Similar to the creating a sustainable organization model, the ability to recruit and leverage funding and resources will require a long term strategy. Further analysis is needed to identify management and funding of the plan. The One Truckee River Management Plan identifies a number of existing funding and administrative options as listed below:

- The Carson Water Subconservancy Act, Nevada Revised Statute Chapter 621
- Redevelopment of Communities, Nevada Revised Statute Chapter 279
- Local Improvements (Special Assessment Districts), Nevada Revised Statute Chapter 271
- General Improvement Districts, Nevada Revised Statute Chapter 318
- Tax Increment Areas, Nevada Revised Statute Chapter 278C
- Conservation Districts, Nevada Revised Statute Chapter 548
- Grants, donations, and gifts

### Objective 4.4 - Improve understanding of the current state of the river

Comprehensive baseline mapping will assist with understanding the Truckee River and how the river environment changes over time. Mapped components can include high crime areas, calls for service, ecosystem quality, vegetation, weed infestations, river and trail access, signage, habitat, monitoring locations, restored areas, areas in need of restoration, recreational activities, wildlife, public facilities, land use, proposed flood control projects, zoning, parcels, unnatural hazards, etc. An entity or entities should be designated to maintain the database. Database standards (i.e. datum, accuracy, metadata) should be developed and shared with those that record the GIS information. Ultimately, the information will be available via an interactive on-line map with options to download or upload data layers. It should be noted that any sensitive data such as crime areas would not be made publicly available.

An annual One Truckee River Forum can be used as an opportunity to bring all the stakeholders to-

gether to exchange information. This event will create a platform to discuss challenges, opportunities and understanding of the Truckee River. Until a formal management strategy is developed for the One Truckee River Initiative, the forum will be headed and organized by the Nevada Land Trust and Keep Truckee Meadows Beautiful.

## Goal Four Related Plans, Studies & Websites

To learn more about management plans and programs related to Goal Four, refer to the list of resources below.

[Ashuelot River Corridor Management Plan](#)

[Boise River Resource: Management & Master Plan](#)

[Fort Lauderdale Riverwalk 2020: A Sustainability Framework](#)

[Intermunicipal Watershed Management Program](#)

[Lakes Buchanan and Travis Water Management Plan and Drought Contingency Plans](#)

[Nevada Revised Statutes](#)

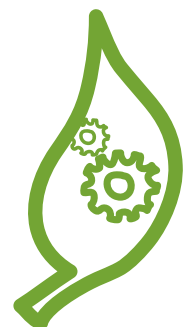
[Oyster River Management Plan](#)

[River South Area Coordinated Plan](#)

[Tuloumne Wild and Scenic River Management Plan](#)


[Wild and Scenic River Comprehensive River Management Plan](#)

[Yakima River Basin Integrated Water Resource Management Plan](#)









# One Truckee River Management Plan Strategies and Action Items











**Goal 1: Ensure and protect water quality and ecosystem health in the Truckee River.**













| Strategy                                                                                       | Action Item<br> OTR will take the lead on the action item                                         | Implementation Timelines                                                                                                                                                                             |           |            |  |
|------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|------------|--|
|                                                                                                |                                                                                                                                                                                    | 1 year                                                                                                                                                                                               | 1-5 years | 6-10 years |  |
| Goal 1: Ensure and protect water quality and ecosystem health in the Truckee River.            |                                                                                                                                                                                    |                                                                                                                                                                                                      |           |            |  |
| Objective 1.1 - Assure that storm drains are delivering the cleanest water into the river      |                                                                                                                                                                                    |                                                                                                                                                                                                      |           |            |  |
| 1.1.a                                                                                          | Identify location of all high-volume storm drains and the largest storm water contributions to the Truckee River.                                                                  | This work is part of the MS4 Program. OTR will elevate the message and create synergy between OTR and the MS4 Program. OTR will identify existing programs, timelines and website links.             | ✓         |            |  |
| 1.1.b                                                                                          | Establish necessary testing procedures for assessing quality of water coming out of storm drains, and identify the areas that are the main contributors of pollution to the river. | This work is part of the MS4 Program. OTR will elevate the message and create synergy between OTR and the MS4 Program. OTR will identify existing programs, timelines and website links.             | ✓         |            |  |
| 1.1.c                                                                                          | Implement Best Management Practices to improve quality of water flowing into the Truckee River from contributing watershed areas.                                                  | This work is part of the MS4 Program. OTR will elevate the message and create synergy between this effort and the MS4 Program. OTR will identify the existing programs, timelines and website links. | ✓         |            |  |
| Objective 1.2 - Assure effective watershed management on the Truckee River and its tributaries |                                                                                                                                                                                    |                                                                                                                                                                                                      |           |            |  |
| 1.2.a                                                                                          | Develop Truckee River Watershed Management Plan through stakeholder coordination and consensus process.                                                                            | A Truckee River Watershed Management Plan has been initiated by NDEP, City of Reno and other OTR partners.                                                                                           | ✓         |            |  |













Attachment C

| Strategy                                                                                        | Action Item<br> OTR will take the lead on the action item                                                | Implementation Timelines                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                |                                                                                       |  |
|-------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|--|
|                                                                                                 |                                                                                                                                                                                           | 1 year                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 1-5 years                                                                                                                                                                      | 6-10 years                                                                            |  |
| Goal 1: Ensure and protect water quality and ecosystem health in the Truckee River.             |                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                |                                                                                       |  |
| Objective 1.2 - Assure effective watershed management on the Truckee River and its tributaries  |                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                |                                                                                       |  |
| 1.2.b                                                                                           | Interface with emerging Washoe County Fire Adapted Communities Network to integrate fuels management (pre- and post-fire) in the Wildland Urban Interface of the Truckee River watershed. | The Fire Adapted Communities Network is being started in Washoe County by NLT. This organization will seek to work with state and federal agencies to support communities within the Wildland Urban Interface areas of the county. This will be done through education, grant assistance and other services aimed at reducing fire fuels on private property. Wildland fires in the watershed add dramatically to erosion, which greatly impacts Truckee River water quality. |                                                                                             |                                                                                       |  |
| Objective 1.3 - Mitigate human impacts that adversely impact water quality on the Truckee River |                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                |                                                                                       |  |
| 1.3.a                                                                                           | Establish permanent photo points on the river to monitor debris, water levels and human impact.                                                                                           | OTR will establish base line photo points on the Truckee River and conduct regular monitoring.                                                                                                                                                                                                                                                                                                                                                                                |                                                                                            |                                                                                       |  |
| 1.3.b                                                                                           | Educate users of the Truckee River on issues impacting water quality.                                                                                                                     | Create water etiquette program to educate river users about water safety, littering, pet waste, access locations and appropriate water behavior (i.e. Leave No Trace, Quiet Zones, etc.).                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                |  |  |
| 1.3.c                                                                                           | Ensure adequate public restrooms along the Truckee River. Initiate a pilot study of temporary restroom facilities in priority areas along the river corridor.                             | Identify key locations along the river with high user activity and implement a pilot program with the addition of public restrooms.                                                                                                                                                                                                                                                                                                                                           | <br> |                                                                                       |  |










| Strategy                                                                                        | Action Item<br> OTR will take the lead<br> on the action item | Implementation Timelines                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |           |                                                                                                                                                                                                                                                                         |  |
|-------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
|                                                                                                 |                                                                                                                                                                                                                                 | 1 year                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 1-5 years | 6-10 years                                                                                                                                                                                                                                                              |  |
| Goal 1: Ensure and protect water quality and ecosystem health in the Truckee River.             |                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |           |                                                                                                                                                                                                                                                                         |  |
| Objective 1.3 - Mitigate human impacts that adversely impact water quality on the Truckee River |                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |           |                                                                                                                                                                                                                                                                         |  |
| 1.3.d                                                                                           | Promote and participate in local Source Water Protection planning efforts which serve to protect drinking water sources in Nevada's communities.                                                                                | Identify key stakeholders to participate on the local Source Water Protection planning teams and coordinate with the various stakeholders to procure funding for and implement local source water protection action plans.                                                                                                                                                                                                                                                                                                                                                                    |           |                                                                                                                                                                                      |  |
| Objective 1.4 - Create a rich and diverse vegetative ecosystem                                  |                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |           |                                                                                                                                                                                                                                                                         |  |
| 1.4.a                                                                                           | Use mapping to identify river sections where increased vegetation diversity, structure and restoration can address multiple challenges and opportunities.                                                                       | OTR will identify current mapping efforts, coordinate with Truckee River Flood Control Project and identify funding.                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |           |                                                                                                                                                                                      |  |
| 1.4.b                                                                                           | Create an approved vegetative species list to increase biodiversity and shading on lands along the Truckee River.                                                                                                               | OTR will form a subcommittee made up of stakeholders, including plant nurseries, biologists, landscape architects and agency staff (planning, Parks & Rec, maintenance, Public Works, code enforcement, law enforcement, etc.) to create an approved vegetation list along the Truckee River that can be incorporated into ordinance language addressing development standards adjacent to the river. OTR will ensure consistency with Truckee Meadows Weed Coordinating Group for noxious and invasive weeds; and efforts of the Nevada Department of Wildlife for Aquatic Invasive Species. |           | <br><br> |  |
| 1.4.c                                                                                           | Develop and implement a coordinated vegetation management plan along the river corridor.                                                                                                                                        | OTR will work with Reno, Sparks and Washoe County staff to identify Best Management Practices (BMPs) to maintain vegetation identified in the approved species list (1.4.b).                                                                                                                                                                                                                                                                                                                                                                                                                  |           | <br><br> |  |

| Strategy                                                                            |                                                                                                                                                                                                                                                                                             | Action Item<br> OTR will take the lead<br> on the action item | Implementation Timelines |                                                                                                                                                                                |            |
|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
|                                                                                     |                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                 | 1 year                   | 1-5 years                                                                                                                                                                      | 6-10 years |
| Goal 1: Ensure and protect water quality and ecosystem health in the Truckee River. |                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                 |                          |                                                                                                                                                                                |            |
| Objective 1.4 - Create a rich and diverse vegetative ecosystem                      |                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                 |                          |                                                                                                                                                                                |            |
| 1.4.d                                                                               | Encourage collaboration and education among agencies, particularly the Federal Water Master and Truckee Meadows Water Authority, to better understand Truckee River flows as dictated by the Truckee River Operating Agreement in order to optimize restoration projects and opportunities. | All restoration projects already go through agency permitting and approvals. OTR will support collaboration for restoration activities along the Truckee River.                                                                 |                          | <br>     |            |
| Objective 1.5 - Improve wildlife habitat continuity, connectivity and integrity     |                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                 |                          |                                                                                                                                                                                |            |
| 1.5.a                                                                               | Develop list of key ‘indicator’ species, both aquatic and terrestrial, to monitor and measure.                                                                                                                                                                                              | OTR ecosystem issue subcommittee will identify key species list and responsible agencies for monitoring.                                                                                                                        |                          | <br>     |            |
| 1.5.b                                                                               | Seek opportunities for strategic land acquisition to improve wildlife connectivity and integrity.                                                                                                                                                                                           | OTR partners will prioritize and coordinate acquisition opportunities in and along the Truckee River corridor with high value for wildlife. OTR can facilitate the coordination through creating a standing Lands Committee.    |                          | <br>  |            |
| 1.5.c                                                                               | Support existing officially designated wildlife corridors.                                                                                                                                                                                                                                  | The Washoe County Regional Open Space Plan provides information on designated wildlife corridors. OTR will recognize and incorporate existing wildlife corridor data into OTR planning and programming.                         |                          | <br> |            |
| Objective 1.6 - Improve river function and flood attenuation                        |                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                 |                          |                                                                                                                                                                                |            |
| 1.6.a                                                                               | Incorporate key elements of the Flood Project in the One Truckee River Plan to preserve and expand the river corridor.                                                                                                                                                                      | OTR will coordinate planning, programs and project efforts with the Flood Project.                                                                                                                                              |                          | <br> |            |



| Strategy                                                                            | Action Item<br> OTR will take the lead<br> on the action item | Implementation Timelines                                                                                                                                                                                                                   |                                                                                                                                                                            |                                                                                                                                                                                |  |
|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
|                                                                                     |                                                                                                                                                                                                                                 | 1 year                                                                                                                                                                                                                                     | 1-5 years                                                                                                                                                                  | 6-10 years                                                                                                                                                                     |  |
| Goal 1: Ensure and protect water quality and ecosystem health in the Truckee River. |                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                            |                                                                                                                                                                            |                                                                                                                                                                                |  |
| Objective 1.6 - Improve river function and flood attenuation                        |                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                            |                                                                                                                                                                            |                                                                                                                                                                                |  |
| 1.6.b                                                                               | Review existing development codes among jurisdictions, and provide guidance and direction for low impact development (LID) and river enhancement.                                                                               | OTR will identify the existing LID requirements and work with planning department staff from Reno, Sparks and Washoe County to recommend consistent language in development ordinances.                                                    | <br> |                                                                                                                                                                                |  |
| 1.6.c                                                                               | Coordinate design and execution of the One Truckee River Management Plan with the Truckee River Flood Management Authority.                                                                                                     | Identify existing management plans or strategies for the Flood Project efforts and ensure that OTR recommendations are complimentary.                                                                                                      |                                                                                                                                                                            |                                                                                             |  |
| 1.6.d                                                                               | Identify upstream opportunities for restoration projects which will have down-stream impacts.                                                                                                                                   | OTR will identify existing and planned restoration projects, including those associated with the Truckee River Flood Management Authority, the Nature Conservancy, Nevada Land Trust, and other projects identified through WC-1 and SQ-1. |                                                                                                                                                                            |                                                                                            |  |
| 1.6.e                                                                               | Support opportunities and potential funding for utilizing existing public lands or acquiring new properties that benefit river function, flood attenuation and open space along the Truckee River corridor.                     | OTR will support acquisition and long-term maintenance of open space along the flood plain. This could be addressed during future river forums.                                                                                            |                                                                                                                                                                            | <br> |  |
| 1.6.f                                                                               | Identify historic and existing river boundaries to help identify acquisition opportunities in undeveloped areas to support goals of ecosystem health.                                                                           | OTR will provide a supporting role in locating lands that could be used to restore flow and course of river to historic meandering path (McCarran Ranch is an example).                                                                    |                                                                                                                                                                            | <br> |  |

**Goal 2: Create and sustain a safe, beautiful and accessible river connecting people and places.**

| Strategy                                                                                           |                                                                                                                                                                                 | Action Item<br> OTR will take the lead on the action item                                                                                                                                                                                                                                                     | Implementation Timelines |                                                                                                                                                                                |            |
|----------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
|                                                                                                    |                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                | 1 year                   | 1-5 years                                                                                                                                                                      | 6-10 years |
| Goal 2: Create and sustain a safe, beautiful and accessible river connecting people and places.    |                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                |                          |                                                                                                                                                                                |            |
| Objective 2.1 - Increase appropriate use and discourage illegal activities along the Truckee River |                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                |                          |                                                                                                                                                                                |            |
| 2.1.a                                                                                              | Update city and county ordinances to allow for a multi-jurisdictional river team who can get to know the population, environment and resources, and to help educate the public. | OTR will encourage Reno, Sparks and Washoe County to develop a River Ranger program. This includes discussions with Washoe County Sheriff’s Office on opportunities for budget and resources for a River Ranger, jurisdictional staffing along the Truckee River for increased visibility, Reno Works program, coordinated river outreach, Washoe County deputized volunteers, bike team, etc. |                          | <br>     |            |
| 2.1.b                                                                                              | Educate and coordinate with special events personnel to increase special events along less used sections of the river.                                                          | OTR will work with Reno and Sparks special events staff to identify parks along the Truckee River that could be used for community events.                                                                                                                                                                                                                                                     |                          | <br>  |            |
| 2.1.c                                                                                              | Coordinate river sweep schedules between jurisdictions to improve consistent management and increase legitimate user activity.                                                  | This is currently being done between the cities of Reno and Sparks. OTR will support those efforts.                                                                                                                                                                                                                                                                                            |                          |                                                                                           |            |
| 2.1.d                                                                                              | Examine current storage requirements for seized personal property and decide whether a change in those regulations would benefit the Truckee River.                             | The cities of Reno and Sparks currently manage seized personal property. OTR will support those efforts.                                                                                                                                                                                                                                                                                       |                          |                                                                                           |            |
| 2.1.e                                                                                              | Enhance Truckee River visitor safety, access, public facilities (bathrooms) and education.                                                                                      | OTR will identify key areas through mapping (criminal activity calls, river access points, bathrooms, etc.). OTR will serve in a supporting role by working with department staff (law enforcement, Parks and Public Works) to discuss ways to clean up these areas.                                                                                                                           |                          | <br> |            |

| Strategy                                                                                           |                                                                                                                                                                                                                     | Action Item<br>✱ OTR will take the lead<br>✱✱ on the action item                                                                                                                                                                                                           | Implementation Timelines |                     |            |
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|                                                                                                    |                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                            | 1 year                   | 1-5 years           | 6-10 years |
| Goal 2: Create and sustain a safe, beautiful and accessible river connecting people and places.    |                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                            |                          |                     |            |
| Objective 2.1 - Increase appropriate use and discourage illegal activities along the Truckee River |                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                            |                          |                     |            |
| 2.1.f                                                                                              | Work with local jurisdictions to coordinate efforts and identify parcels along the river with potential for public/private partnerships that can increase access to the river.                                      | OTR will support agency efforts and activities to identify opportunities for increased river access and recreational opportunities. Information will be shared during the annual One Truckee River forum.                                                                  |                          | <div>✓<br/>✱✱</div> |            |
| 2.1.g                                                                                              | Examine potential opportunities for enforcing the alcohol consumption ban for recreational users in and along the Truckee River. Educate river users about the dangers of alcohol consumption and river recreation. | OTR will coordinate with Reno, Sparks and Washoe County to determine if there is interest in pursuing a change to local ordinances to ban alcohol consumption on portions of the Truckee River.                                                                            |                          | <div>✓<br/>✱✱</div> |            |
| 2.1.h                                                                                              | Identify and enforce Quiet Zones along the river near residential areas.                                                                                                                                            | OTR will coordinate with Reno, Sparks and Washoe County to determine if there's any interest in pursuing a change to local ordinances to require Quiet Zones along the Truckee River.                                                                                      |                          | <div>✓</div>        |            |
| 2.1.i                                                                                              | Enhance prevention education and enforcement of anti-littering laws to include debris along the river banks as well as items in the river from recreational users.                                                  | OTR will coordinate mapping of criminal activity calls to identify areas of high activity. Based on location and adjacency to private property, OTR will provide a supporting role in identifying opportunities for property owners to install video surveillance cameras. |                          | <div>✓<br/>✱✱</div> |            |
| 2.1.j                                                                                              | Enhance prevention education and enforcement of anti-littering laws.                                                                                                                                                | OTR will identify existing anti-littering programs currently in place and outline legal consequences for littering. The plan will identify whether existing laws are being enforced and the penalties.                                                                     |                          | <div>✓<br/>✱✱</div> |            |



| Strategy                                                                                        | Action Item<br>✱ OTR will take the lead<br>✱✱ on the action item                                                                                                  | Implementation Timelines                                                                                                                                                                                                                                                                                                                                     |           |            |  |
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|                                                                                                 |                                                                                                                                                                   | 1 year                                                                                                                                                                                                                                                                                                                                                       | 1-5 years | 6-10 years |  |
| Goal 2: Create and sustain a safe, beautiful and accessible river connecting people and places. |                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                              |           |            |  |
| Objective 2.2 - Promote consistency in planning, maintenance & management between jurisdictions |                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                              |           |            |  |
| 2.2.a                                                                                           | Identify specific targets for increased lighting to improve public safety and decrease illicit activity.                                                          | OTR will utilize baseline mapping of existing lighting locations along the Truckee River and coordinate with law enforcement staff to identify locations appropriate for increased lighting for public safety. This will be coordinated with areas proposed for increased public recreational activity and will take into consideration impacts to wildlife. |           | ✓<br>✱✱    |  |
| 2.2.b                                                                                           | Complete a multi-jurisdictional signage plan including standards for maps, directions, rules, stewardship and interpretive signs.                                 | OTR will identify existing signs and information provided along the Truckee River and work with TMWA, Reno, Sparks and Washoe County to develop a consistent signage plan.                                                                                                                                                                                   |           | ✓<br>✱✱    |  |
| 2.2.c                                                                                           | Review existing park and maintenance standards between jurisdictions and recommend efficiencies in a coordinated approach.                                        | OTR will identify existing maintenance programs for Reno, Sparks and Washoe County and determine if there are opportunities for efficiencies, such as contracts for arborists, trail pavement, etc.                                                                                                                                                          |           | ✓<br>✱✱    |  |
| 2.2.d                                                                                           | Create a Memorandum of Understanding (MOU) between the jurisdictions to ensure they are all following the same multi-use standards for trail use along the river. | OTR will utilize baseline mapping that identifies the different types of trail uses along the Truckee River (dogs, biking, pedestrian, etc.) This map will also generate the location of appropriate uses along different sections of the trail. The end result may be a water etiquette map that shows recreational and trail uses along the Truckee River. |           | ✓<br>✱✱    |  |

| Strategy                                                                                        | Action Item<br>✱ OTR will take the lead<br>✱✱ on the action item                                             | Implementation Timelines                                                                                                                                                                                                                                                                                                                                                                                      |           |            |  |
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| Goal 2: Create and sustain a safe, beautiful and accessible river connecting people and places. |                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                               |           |            |  |
| Objective 2.3 - Increase and enhance safe public access to and along the river                  |                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                               |           |            |  |
| 2.3.a                                                                                           | Work with first responder teams to identify existing and desirable water access points.                      | OTR will map existing water access points and work with Reno, Sparks and Washoe County fire departments and law enforcement (i.e. Search & Rescue) to identify areas of concern. Add mile markers to the trail for identification purposes.                                                                                                                                                                   | ✓<br>✱✱   |            |  |
| 2.3.b                                                                                           | Identify and designate safe public access sites that connect directly to the Truckee River.                  | OTR will map existing water access points and identify areas of public access. This information will then be assessed in terms of public parking, amenities, ADA compliance, lighting, proximity to public restrooms, signage and vegetation. OTR will then provide a supporting role to either close deficient public access points or restore appropriate public points of access.                          |           | ✓          |  |
| 2.3.c                                                                                           | Fund and install mileage markers along the Truckee River trail.                                              | OTR will provide a supporting role in working with local government first responders to identify funding sources to install mileage markers along the river (every 1/10th mile on the ground, and every ¼ mile along the path) to assist in river rescue as well as providing recreational users mileage information. Provide emergency response information on signs, kiosks, visitor centers and pamphlets. | ✓         |            |  |
| 2.3.d                                                                                           | Fund and install “Kids Don’t Float” life jacket stands near popular swimming locations and visitors centers. | OTR will provide a supporting role in identifying a lead organization who will be responsible for funding and maintenance of the life jacket stands, and will assist in coordination of appropriate locations.                                                                                                                                                                                                |           | ✓          |  |

| Strategy                                                                                        |                                                                                                                                                           | Action Item<br>✱ OTR will take the lead<br>✱✱ on the action item                                                                                                                                                                                                                                                                                                                                         | Implementation Timelines |              |            |
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| Goal 2: Create and sustain a safe, beautiful and accessible river connecting people and places. |                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                          |                          |              |            |
| Objective 2.3 - Increase and enhance safe public access to and along the river                  |                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                          |                          |              |            |
| 2.3.e                                                                                           | Make public access a condition of approval for new development fronting the Truckee River.                                                                | OTR will support the development of updated development standards for new development located adjacent to the Truckee River that can be adopted by Reno, Sparks and Washoe County zoning ordinances.                                                                                                                                                                                                     | ✓                        |              |            |
| 2.3.f                                                                                           | Identify river obstructions (i.e. dams) and create a plan to install warning signs (short term) and remove them, if possible (long term).                 | OTR will identify and map the location of existing obstructions to kayakers and rafters. OTR will serve in a supporting role to identify responsible party for sign installation.                                                                                                                                                                                                                        |                          | ✓            |            |
| 2.3.g                                                                                           | Connect existing and new trail systems to the Truckee River trail system through public/private partnerships that grant public access along the river.    | OTR will work with staff from Reno, Sparks and Washoe County to update zoning ordinances to require new development adjacent to the Truckee River to provide public access connecting to the trail system. OTR will also look at potential locations for public trail easements through existing development.                                                                                            |                          | ✓            |            |
| 2.3.h                                                                                           | Promote safe floating on the Truckee River in summer months by identifying transportation options (shuttle services, bus routes, etc.) and access points. | OTR will identify existing Truckee River rafting shuttle services (public and private). OTR will coordinate discussions with shuttle service providers and RTC to see if this is a service they can provide, similar to shuttle service to Tahoe. Truckee River access points and types of access (i.e. kayakers, rafting, etc.) will be included in the water etiquette brochures and smart phone apps. |                          | ✓<br>✱<br>✱✱ |            |



| Strategy                                                                                        | Action Item<br>✱ OTR will take the lead<br>✱✱ on the action item                                                                                                                                                                                  | Implementation Timelines                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |           |            |  |
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| Goal 2: Create and sustain a safe, beautiful and accessible river connecting people and places. |                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |           |            |  |
| Objective 2.3 - Increase and enhance safe public access to and along the river                  |                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |           |            |  |
| 2.3.i                                                                                           | Identify requirements for achieving Walkable Community/Walk Friendly Community designation.                                                                                                                                                       | OTR will identify the process to become a Walkable Community/Walk Friendly Community and then coordinate with an appropriate agency to take the lead in applying.                                                                                                                                                                                                                                                                                                                                                         |           | ✓          |  |
| 2.3.j                                                                                           | Work with local community wellness providers to implement a “Healthy River, Healthy People” campaign that will encourage the wellbeing of the Truckee River as well as the residents that live, work and play along it.                           | OTR will participate in a working group made up of local community wellness providers to recognize and implement a “Healthy River, Healthy People” campaign.                                                                                                                                                                                                                                                                                                                                                              | ✓<br>✱✱   |            |  |
| Objective 2.4 - Ensure adequate public amenities along the Truckee River                        |                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |           |            |  |
| 2.4.a                                                                                           | Conduct a baseline mapping inventory of public amenities along the Truckee River.                                                                                                                                                                 | OTR will map existing public amenities (i.e. restrooms, trash facilities, benches, seating areas, tables, bike racks, water fountains, hydration stations, recycling, pet waste stations, hazardous material reduction, etc.). If an inventory of the public amenities does not exist, OTR will identify funding opportunities to map this data. Based on the mapping and coupled with crime location information, OTR will meet with agency staff to implement “Out with Bottles, In With Fountains” marketing campaign. |           | ✓<br>✱✱    |  |
| 2.4.b                                                                                           | Identify new locations and types of additional public amenities (i.e. restrooms, garbage cans, benches, tables, bike racks, bike repair, water fountains, hydration stations, recycling, pet waste stations, hazardous material reduction, etc.). | After the public amenities have been inventoried and mapped, OTR will coordinate with agency staff to identify appropriate locations and types of amenities proposed along the Truckee River.                                                                                                                                                                                                                                                                                                                             |           | ✓          |  |

| Strategy                                                                                        |                                                                                                                                                                                                                     | Action Item<br>✱ OTR will take the lead<br>✱✱ on the action item                                                                                                                                                                   | Implementation Timelines |           |            |
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|                                                                                                 |                                                                                                                                                                                                                     |                                                                                                                                                                                                                                    | 1 year                   | 1-5 years | 6-10 years |
| Goal 2: Create and sustain a safe, beautiful and accessible river connecting people and places. |                                                                                                                                                                                                                     |                                                                                                                                                                                                                                    |                          |           |            |
| Objective 2.4 - Ensure adequate public amenities along the Truckee River                        |                                                                                                                                                                                                                     |                                                                                                                                                                                                                                    |                          |           |            |
| 2.4.c                                                                                           | Coordinate with RTC on Truckee River public transportation options and bike share study to identify opportunities for pick-up/drop-off stations along the river.                                                    | OTR will identify the process to become a Walkable Community/Walk Friendly Community and then coordinate with an appropriate agency to take the lead in applying.                                                                  |                          | ✓         |            |
| Objective 2.5 - Improve aesthetics along the Truckee River corridor                             |                                                                                                                                                                                                                     |                                                                                                                                                                                                                                    |                          |           |            |
| 2.5.a                                                                                           | Identify locations for potential placement of public art and murals along the Truckee River.                                                                                                                        | OTR will inventory locations of existing public art and identify potential new locations for public art and murals. This could include murals on industrial buildings and would require coordination with private property owners. |                          | ✓<br>✱✱   |            |
| 2.5.b                                                                                           | Create public/private partnerships to promote Truckee River beautification.                                                                                                                                         | OTR will identify and map locations of cultural significance as well as public art and opportunities for new art or murals.                                                                                                        |                          | ✓<br>✱✱   |            |
| 2.5.c                                                                                           | Create development standards that could be adopted in local zoning ordinances that identify public amenity requirements specific to the Truckee River.                                                              | OTR will support local jurisdictions in drafting minimum public amenity requirements when new development is located along the Truckee River.                                                                                      |                          | ✓         |            |
| Objective 2.6 - Provide resources and alternatives for people living on the river               |                                                                                                                                                                                                                     |                                                                                                                                                                                                                                    |                          |           |            |
| 2.6.a                                                                                           | Expand the continuum of housing options, including a permanent overflow shelter, transitional housing, and access to permanent, supportive housing, including the wrap around services needed to support residents. | OTR will support efforts to identify services, programs and gaps that currently exist, and by looking for partnership opportunities for more efficient services.                                                                   |                          | ✓         |            |

## Strategy

## Action Item

✱ OTR will take the lead  
✱ on the action item

## Implementation Timelines

1 year

1-5 years

6-10  
years

### Goal 2: Create and sustain a safe, beautiful and accessible river connecting people and places.

#### Objective 2.6 - Provide resources and alternatives for people living on the river

|       |                                                                                                                                                              |                                                                                                                                                                                            |  |   |  |
|-------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|---|--|
| 2.6.b | Support commitment to continue current practice of keeping the overflow shelter open year-round.                                                             | OTR will support the monitoring and documentation of what is being done to create a year-round overflow shelter.                                                                           |  | ✓ |  |
| 2.6.c | Create a mental health facility that provides same-day access to mental health and additional services.                                                      | OTR will support the monitoring and documentation of what is being done to create a mental health facility with same day access.                                                           |  | ✓ |  |
| 2.6.d | Create or expand another facility, like Crossroads, with law enforcement and social services staff connection and support.                                   | OTR will support the monitoring and documentation of these efforts.                                                                                                                        |  | ✓ |  |
| 2.6.e | Support the City of Reno's on-going effort to create more scattered site slots for permanent, supportive housing projects and expand to other jurisdictions. | OTR will support the monitoring and documentation of work that is being done to create more permanent supportive housing.                                                                  |  | ✓ |  |
| 2.6.f | Continue to coordinate with WC Regional Animal Services to care for pets of the homeless and connect with case workers.                                      | OTR will support the monitoring and documentation of work that is being done for pets within the homeless population.                                                                      |  | ✓ |  |
| 2.6.g | Implement multi-jurisdictional case management to assist individuals with access to housing and other resources.                                             | OTR will support the monitoring and documenting of work being done to implement multi-jurisdictional case management services.                                                             |  | ✓ |  |
| 2.6.h | Create a collaborative group to focus case management and law enforcement on the Truckee River.                                                              | OTR will support the coordination of case management and law enforcement on the Truckee River, including the MOST Team across jurisdictional boundaries with a focus on the Truckee River. |  | ✓ |  |
| 2.6.i | Identify specific strategies to address youth homelessness.                                                                                                  | OTR will support community efforts such as The Community Foundation of Western Nevada's You'N-I initiative, which address youth homelessness.                                              |  | ✓ |  |



**Goal 3: Build an aware and engaged community that protects and cares for the river.**

| Strategy                                                                                                                                                            |                                                                                                                                                                                                                                                 | Action Item<br>✖ OTR will take the lead<br>✖✖ on the action item                                                                                          | Implementation Timelines |           |            |
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|                                                                                                                                                                     |                                                                                                                                                                                                                                                 |                                                                                                                                                           | 1 year                   | 1-5 years | 6-10 years |
| Goal 3: Build an aware and engaged community that protects and cares for the river.                                                                                 |                                                                                                                                                                                                                                                 |                                                                                                                                                           |                          |           |            |
| Objective 3.1 - Promote awareness and education of the river’s natural, cultural and recreational resources and the important role the river plays in our community |                                                                                                                                                                                                                                                 |                                                                                                                                                           |                          |           |            |
| 3.1.a                                                                                                                                                               | Establish and promote a comprehensive events calendar that features all relevant activities, events, and entertainment associated with the river.                                                                                               | OTR will build a community wide calendar and act as liaison/ clearinghouse for all river activities and events.                                           | ✓<br>✖✖                  |           |            |
| 3.1.b                                                                                                                                                               | Identify existing locations for interpretive signage on the river and designate new or retrofit existing locations.                                                                                                                             | OTR will identify and map the locations of existing interpretive signage and their current condition.                                                     |                          | ✓ ✖<br>✖✖ |            |
| 3.1.c                                                                                                                                                               | Create a watershed education plan.                                                                                                                                                                                                              | NLT is currently applying for an EPA grant to create a Watershed Education Plan. If funded, this will be coordinated with KTMB and partner groups.        |                          | ✓         |            |
| 3.1.d                                                                                                                                                               | Create an opportunity or venue for the community to share river stories and images relative to our natural and cultural history.                                                                                                                | OTR website and OTR social media currently documents people and connections to the Truckee River. The effort will be expanded through additional funding. | ✓<br>✖✖                  |           |            |
| Objective 3.2 - Increase student education and participation related to the Truckee River                                                                           |                                                                                                                                                                                                                                                 |                                                                                                                                                           |                          |           |            |
| 3.2.a                                                                                                                                                               | Work with existing education partners to compile and assess existing Truckee River-related curriculum and educational programs. Compile existing resources and identify those that are in alignment with Washoe County curriculum requirements. | OTR will support the reporting on the findings of the information.                                                                                        | ✓                        |           |            |

| Strategy                                                                                  |                                                                                                                | Action Item<br>✖ OTR will take the lead<br>✖✖ on the action item                                                                                                                                        | Implementation Timelines |           |            |
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|                                                                                           |                                                                                                                |                                                                                                                                                                                                         | 1 year                   | 1-5 years | 6-10 years |
| Goal 3: Build an aware and engaged community that protects and cares for the river.       |                                                                                                                |                                                                                                                                                                                                         |                          |           |            |
| Objective 3.2 - Increase student education and participation related to the Truckee River |                                                                                                                |                                                                                                                                                                                                         |                          |           |            |
| 3.2.b                                                                                     | Create new curriculum based on Washoe County STEAM standards for the Truckee River watershed.                  | OTR's education subcommittee will do the analysis of available curriculum material in use today. OTR will report on the findings and outcomes of the analysis.                                          |                          | ✓<br>✖✖   |            |
| 3.2.c                                                                                     | Develop an educator resource page outlining educational programs and curriculum specific to the Truckee River. | Through the education subcommittee, OTR will develop an educator resource brochure that talks about who has what educational programs and curricula. Teachers can use this to understand their options. |                          | ✓<br>✖✖   |            |
| 3.2.d                                                                                     | Create a one-page handout for adults and age-based handouts for children discussing core learning outcomes.    | OTR will identify a lead agency or non-profit to take the lead on creating the handouts and web-based materials.                                                                                        |                          | ✓ ✖✖      |            |
| 3.2.e                                                                                     | Create interactive exhibits pertaining to the Truckee River watershed.                                         | OTR will identify youth exhibit partnering opportunities.                                                                                                                                               |                          | ✓ ✖✖      |            |
| 3.2.f                                                                                     | Identify and provide access opportunities to "outdoor classrooms" where students can learn along the river.    | OTR will identify existing outdoor classroom locations with opportunities for expansion of Truckee River education.                                                                                     | ✓ ✖✖                     |           |            |
| 3.2.g                                                                                     | Publish break/after-school programs related to the river.                                                      | OTR will identify existing after-school and camp programs for partnering opportunities to expand the Truckee River curriculum.                                                                          |                          | ✓<br>✖✖   |            |
| 3.2.h                                                                                     | Work directly with Washoe County School District teachers to incorporate Truckee River curriculum.             | OTR will support the coordination of partners that will be creating the Truckee River curriculum material and getting the information to the Washoe County School District.                             |                          | ✓         |            |

Attachment C

| Strategy                                                                                               | Action Item<br>✱ OTR will take the lead<br>✱✱ on the action item                                                                  | Implementation Timelines                                                                                                                                                                                                                                    |           |            |  |
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| Goal 3: Build an aware and engaged community that protects and cares for the river.                    |                                                                                                                                   |                                                                                                                                                                                                                                                             |           |            |  |
| Objective 3.3 - Enhance opportunities for place-based activities and programs for the entire community |                                                                                                                                   |                                                                                                                                                                                                                                                             |           |            |  |
| 3.3.a                                                                                                  | Create a “Celebrate the Truckee River” event for the entire river corridor that could be expanded to a week- or month-long event. | OTR will take the lead on creating a “Celebrate Truckee River Day” and working towards a month-long event in the future.                                                                                                                                    |           | ✓<br>✱✱    |  |
| 3.3.b                                                                                                  | Coordinate a speakers bureau to hold educational river-based events.                                                              | OTR will identify existing speakers bureaus that are connected to the Truckee River.                                                                                                                                                                        | ✓ ✱✱      |            |  |
| 3.3.c                                                                                                  | Encourage development of a comprehensive Truckee River exhibition.                                                                | OTR will support efforts to identify Truckee River exhibition opportunities with art and history.                                                                                                                                                           |           | ✓          |  |
| 3.3.d                                                                                                  | Update and enhance the educational components of the Oxbow Nature Center to support increased emphasis on the Truckee River.      | OTR will support the documentation of efforts taking place to update and increase Truckee River involvement in the Oxbow Nature Center.                                                                                                                     |           | ✓          |  |
| 3.3.e                                                                                                  | Continue to engage the community through interactive social media.                                                                | OTR will take the lead on engaging the community in the Truckee River through social media efforts, including smart phone apps, web-based material, photo contests, etc.                                                                                    |           | ✓<br>✱✱    |  |
| 3.3.f                                                                                                  | Create a self-guided watershed tour.                                                                                              | OTR will coordinate a self-guided watershed tour that includes interpretive signage, maps, and a phone app.                                                                                                                                                 |           | ✓ ✱✱       |  |
| 3.3.g                                                                                                  | Identify locations for permanent art and art themed opportunities along the river.                                                | OTR will identify and map existing art along the Truckee River and coordinate opportunities for additional art with partnering groups and artists.                                                                                                          |           | ✓<br>✱✱    |  |
| 3.3.h                                                                                                  | Continue to engage community decision makers and partners about issues related to the river.                                      | OTR will document continued engagement with community leaders, stakeholders, elected officials, tribe, etc. about issues along the Truckee River. The plan will identify who is currently working with the elected officials or who needs to take the lead. | ✓<br>✱✱   |            |  |













| Strategy                                                                            |                                                                                                                                      | Action Item<br><div>✱ OTR will take the lead<br/>✱✱ on the action item</div>                                                                                                                                                                                                                                                                                                                                                                                                        | Implementation Timelines |           |            |
|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|-----------|------------|
|                                                                                     |                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 1 year                   | 1-5 years | 6-10 years |
| Goal 3: Build an aware and engaged community that protects and cares for the river. |                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                          |           |            |
| 3.4 - Inspire a culture of river stewardship                                        |                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                          |           |            |
| 3.4.a                                                                               | Coordinate a stewardship pledge for people to publicly commit to being good stewards to the river.                                   | OTR will identify what is currently being done with the Truckee River pledge, and seek to strengthen its use.                                                                                                                                                                                                                                                                                                                                                                       | ✓<br>✱✱                  |           |            |
| 3.4.b                                                                               | Educate the community on “Leave No Trace” principles while in and along the river corridor.                                          | OTR will identify the “Leave No Trace” mission and incorporate the values into the overall marketing campaign.                                                                                                                                                                                                                                                                                                                                                                      | ✓ ✱✱                     |           |            |
| 3.4.c                                                                               | Increase official presence along the river for stewardship and education of the community.                                           | OTR will support identifying opportunities for increasing physical presence along the Truckee River to help educate users. This could be in the form of River Rangers, senior organizations, volunteers and Junior River Ranger programs. City of Reno with the assistance of the Truckee River Fund has hired a “River Clean-up” crew that will become fully budgeted. Washoe County and City of Sparks could look at similar efforts or a coordinated crew for all jurisdictions. |                          | ✓         |            |
| 3.4.d                                                                               | Implement a Junior River Ranger program.                                                                                             | OTR will coordinate with other non-profit groups to create a Junior River Ranger program.                                                                                                                                                                                                                                                                                                                                                                                           |                          | ✓ ✱✱      |            |
| 3.4.e                                                                               | Coordinate and promote stewardship activities for groups such as high-school environmental clubs or community service organizations. | OTR will support the identification of what’s currently being done to promote stewardship activities among high schoolers.                                                                                                                                                                                                                                                                                                                                                          | ✓                        |           |            |
| 3.4.f                                                                               | Coordinate stewardship activities throughout the river corridor to maximize impact.                                                  | OTR will identify a lead to create a universal calendar of Truckee River activities and events.                                                                                                                                                                                                                                                                                                                                                                                     | ✓ ✱✱                     |           |            |

| Strategy                                                                            |                                                                                                                                                                                                                                                                    | Action Item<br><div>✱ OTR will take the lead<br/>✱✱ on the action item</div>                                                                                                                                                           | Implementation Timelines |                     |            |
|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|---------------------|------------|
|                                                                                     |                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                        | 1 year                   | 1-5 years           | 6-10 years |
| Goal 3: Build an aware and engaged community that protects and cares for the river. |                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                        |                          |                     |            |
| 3.4 - Inspire a culture of river stewardship                                        |                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                        |                          |                     |            |
| 3.4.g                                                                               | Implement the “Take Care Campaign” along the Truckee River corridor.                                                                                                                                                                                               | OTR will work with the Tahoe Fund, local government and OTR stakeholders to implement the “Take Care Campaign” along the Truckee River corridor. Look for opportunities to fundraise and leverage funds to purchase and install signs. |                          | <div>✓<br/>✱✱</div> |            |
| 3.5 - Ensure easy access to river information and appropriate activities            |                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                        |                          |                     |            |
| 3.5.a                                                                               | Create a Truckee River Visitors Center to foster and enhance education of river’s cultural resources and heritage, including community education, art & nature events, a Truckee River Visitors Center/Native American Museum, river signage, and a staffed kiosk. | OTR will identify partnership opportunities for a central visitors center.                                                                                                                                                             |                          | <div>✓<br/>✱✱</div> |            |
| 3.5.b                                                                               | Create a network of kiosks and interpretive or visitor centers. Install educational kiosks along the river to reach those who use it for recreation.                                                                                                               | OTR will identify key locations for kiosks.                                                                                                                                                                                            |                          | <div>✓<br/>✱✱</div> |            |
| 3.5.c                                                                               | Collaborate with tribes to create Traditional Use Agreements for access to the river for cultural purposes (i.e. may want to gather willow along the river for basket weaving). This allows the tribes to continue with their cultural practices.                  | OTR will support efforts with the tribes to create Traditional Use Agreements that will allow traditional access to the Truckee River.                                                                                                 |                          | <div>✓</div>        |            |
| 3.5.d                                                                               | Identify opportunities for land acquisition, or other protection opportunities, to preserve and interpret cultural resources.                                                                                                                                      | OTR will identify a lead to create a universal calendar of Truckee River activities and events.                                                                                                                                        |                          | <div>✓</div>        |            |

# One Truckee River Management Plan Strategies and Action Items

**Goal 4: Ensure the measurable, sustainable and collaborative management of the river for today and into the future.**

| Strategy                                                                                                                                   |                                                                                                                                                               | Action Item<br> OTR will take the lead<br> on the action item                                                                                                                                           | Implementation Timelines                                                                                                                                                     |           |                                                                                                                                                                                |
|--------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                            |                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                           | 1 year                                                                                                                                                                       | 1-5 years | 6-10 years                                                                                                                                                                     |
| Goal 4: Ensure the measurable, sustainable and collaborative management of the river for today and into the future.                        |                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                              |           |                                                                                                                                                                                |
| Objective 4.1 - Create a sustainable organizational model to ensure the successful oversight and implementation of the OTR Management Plan |                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                              |           |                                                                                                                                                                                |
| 4.1.a                                                                                                                                      | Assess existing groups and structures for possible entities to house the management of the OTR Plan and develop recommendations.                              | OTR planning will include an analysis of River Management and Funding opportunities.                                                                                                                                                                                                                                                                                      | <br>   |           |                                                                                                                                                                                |
| 4.1.b                                                                                                                                      | Identify the statutory or code changes needed to strengthen OTR.                                                                                              | OTR will identify NRS requirements.                                                                                                                                                                                                                                                                                                                                       | <br>   |           |                                                                                                                                                                                |
| 4.1.c                                                                                                                                      | Confirm the endorsement, adoption and implementation of the OTR Plan with the local jurisdictions and other partners.                                         | OTR will coordinate the endorsement, adoption and implementation of the One Truckee River Management Plan with local jurisdictions.                                                                                                                                                                                                                                       | <br> |           |                                                                                                                                                                                |
| 4.1.d                                                                                                                                      | Create formal long term commitment agreements between OTR partners to continue the long term oversight and to designate areas of responsibility for the plan. | OTR will work with NPS Rivers & Trails Assistance Program to create a “working group” or OTR Coalition comprised of Core Planning Team members and stakeholders that will provide oversight, coordination, collaboration and possible funding on the implementation of the OTR Management Plan.<br>Commitment letters can be drafted and signed by working group members. |                                                                                                                                                                              |           | <br> |

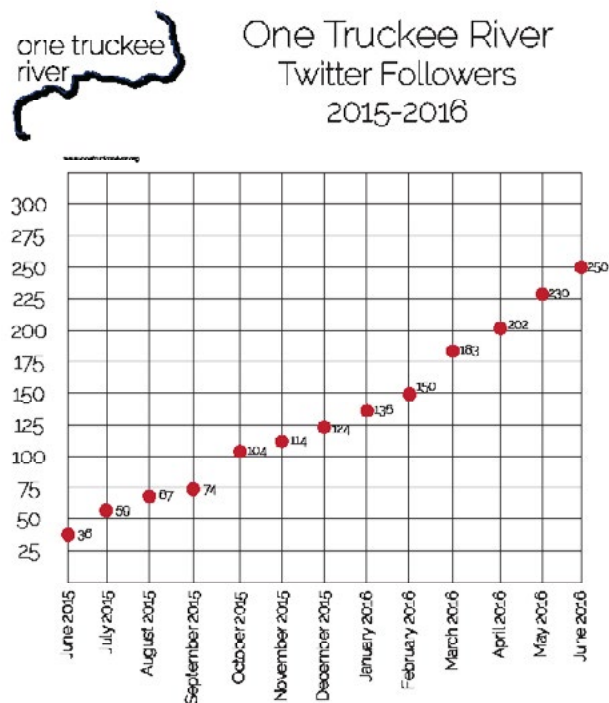
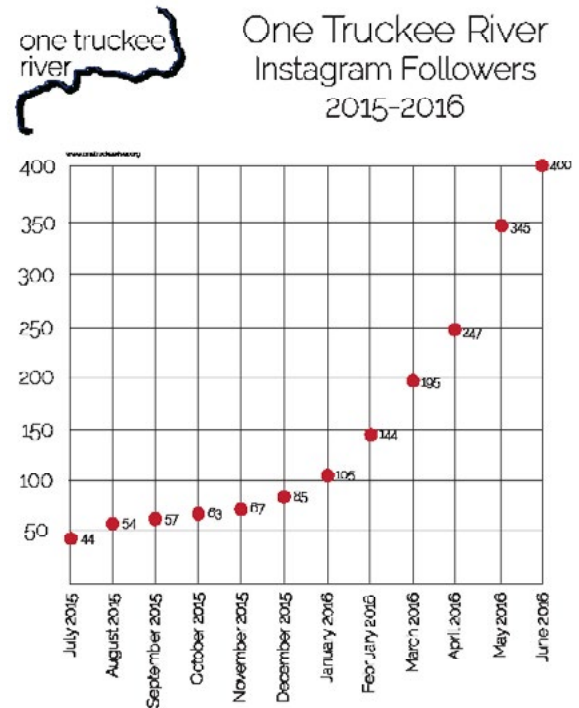
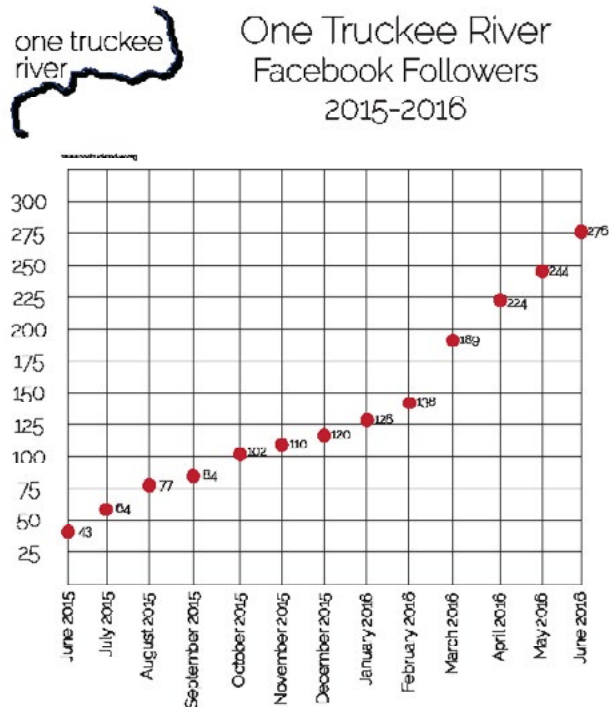


| Strategy                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                     | Action Item<br>* OTR will take the lead<br>** on the action item                                                                                                                                               | Implementation Timelines |           |            |
|--------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|-----------|------------|
|                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                | 1 year                   | 1-5 years | 6-10 years |
| Goal 4: Ensure the measurable, sustainable and collaborative management of the river for today and into the future.                        |                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                |                          |           |            |
| Objective 4.1 - Create a sustainable organizational model to ensure the successful oversight and implementation of the OTR Management Plan |                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                |                          |           |            |
| 4.1.e                                                                                                                                      | Continue to work on advocacy for enabling Park District legislation that would provide a sustainable funding source for all parks, open space, fire adapted communities and natural resources in the Truckee Meadows Region in the future. Conduct a study to examine feasibility of a linear park concept for the Truckee River in the short term. | OTR will take the lead on identifying partners to help fund a feasibility study to create a linear park.                                                                                                       |                          | ✓<br>**   |            |
| Objective 4.2 - Develop partnerships and raise awareness of the OTR initiative and its achievements                                        |                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                |                          |           |            |
| 4.2.a                                                                                                                                      | Develop a communication and marketing plan.                                                                                                                                                                                                                                                                                                         | OTR will lead development of a communication and marketing plan and spreading the OTR message through social media. OTR will coordinate a community survey to determine what is known about the Truckee River. |                          | ✓<br>**   |            |
| 4.2.b                                                                                                                                      | Create metrics for measuring success and achievements of the plan.                                                                                                                                                                                                                                                                                  | OTR will lead the creation of metrics for measuring success of each of the plan's strategies and action items.                                                                                                 | ✓<br>**                  |           |            |
| Objective 4.3 - Recruit and leverage funding and resources for the OTR initiative                                                          |                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                |                          |           |            |
| 4.3.a                                                                                                                                      | Create a budget for action items of the OTR plan.                                                                                                                                                                                                                                                                                                   | OTR will lead the creation of a budget for specific action items in the plan that tie to funding opportunities and create a fundraising plan.                                                                  |                          | ✓<br>**   |            |
| 4.3.b                                                                                                                                      | Identify funding partners, both public and private, for implementation of the OTR action items.                                                                                                                                                                                                                                                     | OTR will identify potential sources of funding and/or partnerships, including former funders, and local, larger funders.                                                                                       |                          | ✓<br>**   |            |

| Strategy                                                                                                            | Action Item<br>* OTR will take the lead<br>** on the action item | Implementation Timelines                                                                                                                                                                                                                 |           |            |  |
|---------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|------------|--|
|                                                                                                                     |                                                                  | 1 year                                                                                                                                                                                                                                   | 1-5 years | 6-10 years |  |
| Goal 4: Ensure the measurable, sustainable and collaborative management of the river for today and into the future. |                                                                  |                                                                                                                                                                                                                                          |           |            |  |
| Objective 4.4 - Improve understanding of the current state of the river                                             |                                                                  |                                                                                                                                                                                                                                          |           |            |  |
| 4.4.a                                                                                                               | Create a base line GIS map specific to the Truckee River.        | OTR will lead the creation of base line mapping with GIS data layers for crime, calls for service, ecosystem, vegetation, access, all uses, trail, signs, habitat, restoration, recreational activities, wildlife areas, amenities, etc. | ✓<br>**   |            |  |
| 4.4.b                                                                                                               | Conduct an Annual One Truckee River Initiative Forum.            | OTR will lead coordination of an annual forum where discussions can be had on the challenges, opportunities and understanding of the Truckee River.                                                                                      | ✓<br>**   |            |  |

# APPENDIX

**I. Social Media:** One Truckee River built social media accounts on Facebook, Twitter, and Instagram from the ground up. Below are graphs of each account growth over a 12 month period.





## II. Surveys:

a. *Public Survey, July – September 2015:* In an effort to understand the residents of Reno, Sparks and Washoe County's relationship with the Truckee River, One Truckee River conducted a small survey gathering the public's input on use, concerns, and hopes surrounding the river.

Below are the responses:

1. Why do you love the Truckee River? (n=1062)

Recreation out of the river = 21.9%  
Fish, photography, nature = 18.3%  
Recreation in the river = 17.9%  
Source of drinking water = 17.7%  
Attend a special event = 13.7%  
Tourist attraction = 10.5%

2. How often do you go to the Truckee River? (n=274)

Once a week = 23.7%  
Three + days a week = 21.5%  
Twice a month = 20.1%  
Once a month = 11.3%  
Every day = 8%  
Once every three months = 7.7%  
Once every six months = 4%  
Once a year = 2.2%  
Never = 1.5%

3. In your opinion, what are the top three issues facing the Truckee River? Please check three. (n=832)

Ecosystem = 22%  
Stewardship = 18.3%  
Water quality = 18.1%  
Social issues = 9.9%  
Funding = 8.4%  
Public safety = 5.6%  
Recreation = 5.5%  
Quality of life = 5.5%  
Education = 4.3%  
Other = 2.4%

4. Other comments having to do with \_\_\_\_\_ of/along the Truckee River:

Location: 18.1%  
Ecosystem: 13.3%  
Recreation: 9.6%  
Other: 8.4%  
Illegal camping: 6%  
Preservation: 4.8%

Development: 4.8%  
Nature: 4.8%  
Volunteer work: 3.6%  
Commute: 3.6%  
Water source: 3.6%  
Education: 3.6%  
Art: 2.4%  
History/culture: 2.4%  
Potential: 2.4%  
No alcohol: 2.4%  
Pyramid Lake: 2.4%  
Economy: 1.2%  
Signage: 1.2%  
Resources: 1.2%

\*Detailed comments available upon request.

### III. Events:

*a. June 7, 2016 Open House:* The phase one draft One Truckee River Management Plan was first made available to the public on June 7, 2016, during an open house held at the Siena Hotel in downtown Reno, Nevada. At this open house, the plan's four goals were put on display, and One Truckee River stakeholders sharing talking points and answering the public's questions. At each goal table, a draft management plan was available for review.

Those who attended submitted a comment card before leaving. This comment card allowed attendees to share their thoughts on the draft management plan, as well as their top concerns and admirations of the Truckee River. Comments were taken and reviewed by One Truckee River personnel to make sure all concerns were being addressed in the management plan.

Below are the responses:

1. What gets you most excited about the One Truckee River Management Plan? (Total = 99.4%)
  - Attention to Truckee River = 19.6%
  - Organizations working together for a good cause = 19.6%
  - Comprehensive and sustainable management plan = 13.7%
  - Improved quality of life = 7.8%
  - Healthy river corridor = 7.8%
  - Preservation of river = 5.9%
  - Increased community engagement = 5.9%
  - Improved river access = 3.9%
  - Action taken regarding people living on river = 1.9%
  - Options for people living on the river = 1.9%
  - Mile markers = 1.9%
  - Improved public attitude = 1.9%
  - Increased art along river = 1.9%
  - Increased education regarding river = 1.9%
  - Increased events along river = 1.9%

Lahontan Cutthroat Trout = 1.9%

2. What is the one change that if made today, would have the biggest impact on increasing your use or appreciation of the Truckee River? (Total = 100%)

Moving camping population off river = 18.2%

Increased safety = 14.5%

More restrooms/pit stops = 11%

More activities or events = 11%

More cleanliness = 9.1%

Better access to river = 9.1%

More education about river = 5.5%

Repair and/or finish bike path = 3.6%

More native vegetation = 1.8%

Resources for camping population on river = 1.8%

Reduce industrial uses = 1.8%

Minimize pollution to water = 1.8%

Remove overgrowth = 1.8%

Team of river caretakers = 1.8%

Relocate commercial areas = 1.8%

Wildlife safety = 1.8%

Jurisdictions working together = 1.8%

Address social policy = 1.8%

3. To increase community engagement, are there any additional Truckee River activities or special events you would envision the river corridor supporting? (Total = 99.9%)

Races, walks and/or bike races = 16.4%

Art festivals = 12.7%

Education about and along the river = 11%

Music festivals = 9.1%

Nature walks = 7.3%

Boat races, tube floats and/or kayak events = 7.3%

Fishing competitions, spots = 5.5%

River has unlimited potential = 3.6%

Scavenger hunts, geocaching = 3.6%

River festival = 3.6%

Events along entire river = 3.6%

More publicity for cleanups = 3.6%

Extend bike trail = 1.8%

Yoga = 1.8%

Bike rentals = 1.8%

More restrooms = 1.8%

Food trucks = 1.8%

Swimming hole = 1.8%

Athletic courts alongside river = 1.8%

What sections of the river do you feel safe while enjoying? (Total = 99.5%)

Mayberry Park = 13%

Idlewild Park = 13%



Wingfield Park = 13%  
West of downtown Reno = 8.7%  
Riverwalk = 8.7%  
Downtown Reno = 8.7%  
McCarran Ranch = 4.3%  
Upper Truckee River = 4.3%  
Verdi = 4.3%  
Sparks to Pyramid = 4.3%  
Everywhere except Glendale, Wells = 4.3%  
Everywhere during the day = 2.9%  
Everywhere = 2.9%  
Dorostkar Park = 2.9%  
Nowhere = 1.4%  
Nowhere at night = 1.4%  
West of Idlewild = 1.4%



## RESOLUTION OF THE WASHOE COUNTY PLANNING COMMISSION

### **ADOPTING AMENDMENTS TO THE WASHOE COUNTY MASTER PLAN, TRUCKEE CANYON MASTER PLAN LAND USE MAP (WMPA24-0002), TO CHANGE THE MASTER PLAN LAND USE DESIGNATION ON A 5.65-ACRE PARCEL (APN 084-080-15) FROM RURAL (R) TO 3.45 ACRES INDUSTRIAL (I) AND 2.20 ACRES OPEN SPACE (OS), AND RECOMMENDING ADOPTION OF THIS AMENDMENT TO THE BOARD OF COUNTY COMMISSIONERS**

Resolution 24-15

Whereas, Master Plan Amendment Case Number WMPA24-0002 came before the Washoe County Planning Commission for a duly noticed public hearing on August 6, 2024; and

Whereas, the Washoe County Planning Commission heard public comment and input from both staff and the public regarding the proposed master plan amendments; and

Whereas, the Washoe County Planning Commission gave reasoned consideration to the information it received regarding the proposed master plan amendments;

Whereas, the Washoe County Planning Commission has made the following findings necessary to support adoption of the proposed Master Plan Amendment Case Number WMPA24-0002, as set forth in NRS Chapter 278 and Washoe County Code Chapter 110 (Development Code), Article 820:

#### Washoe County Code Section 110.820.15 (d) Master Plan Amendment Findings:

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.
2. Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.
3. Response to Change Conditions. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.
4. Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed Master Plan designation.
5. Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.

Now, therefore, be it resolved that pursuant to NRS 278.210(3):

- (1) Subject to approval by the Washoe County Board of County Commissioners and a finding of conformance with the Truckee Meadows Regional Plan, the Washoe County Planning Commission does hereby adopt Master Plan Amendment Case Number WMPA24-0002, comprised of the map as included at Exhibit A to this resolution, descriptive matter and other matter intended to constitute the amendments as submitted at the public hearing noted above; and
- (2) To the extent allowed by law, this approval is subject to the conditions adopted by the Planning Commission at the public hearing noted above.

A certified copy of this resolution shall be submitted to the Board of County Commissioners and any appropriate reviewing agencies in accordance with NRS 278.220.

ADOPTED on August 6, 2024

WASHOE COUNTY PLANNING COMMISSION

ATTEST:

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Trevor Lloyd, Secretary

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Rob Pierce, Chair

Attachment: Exhibit A – Truckee Canyon Master Plan Land Use Map



Washoe County Master Plan  
TRUCKEE CANYON AREA MAP

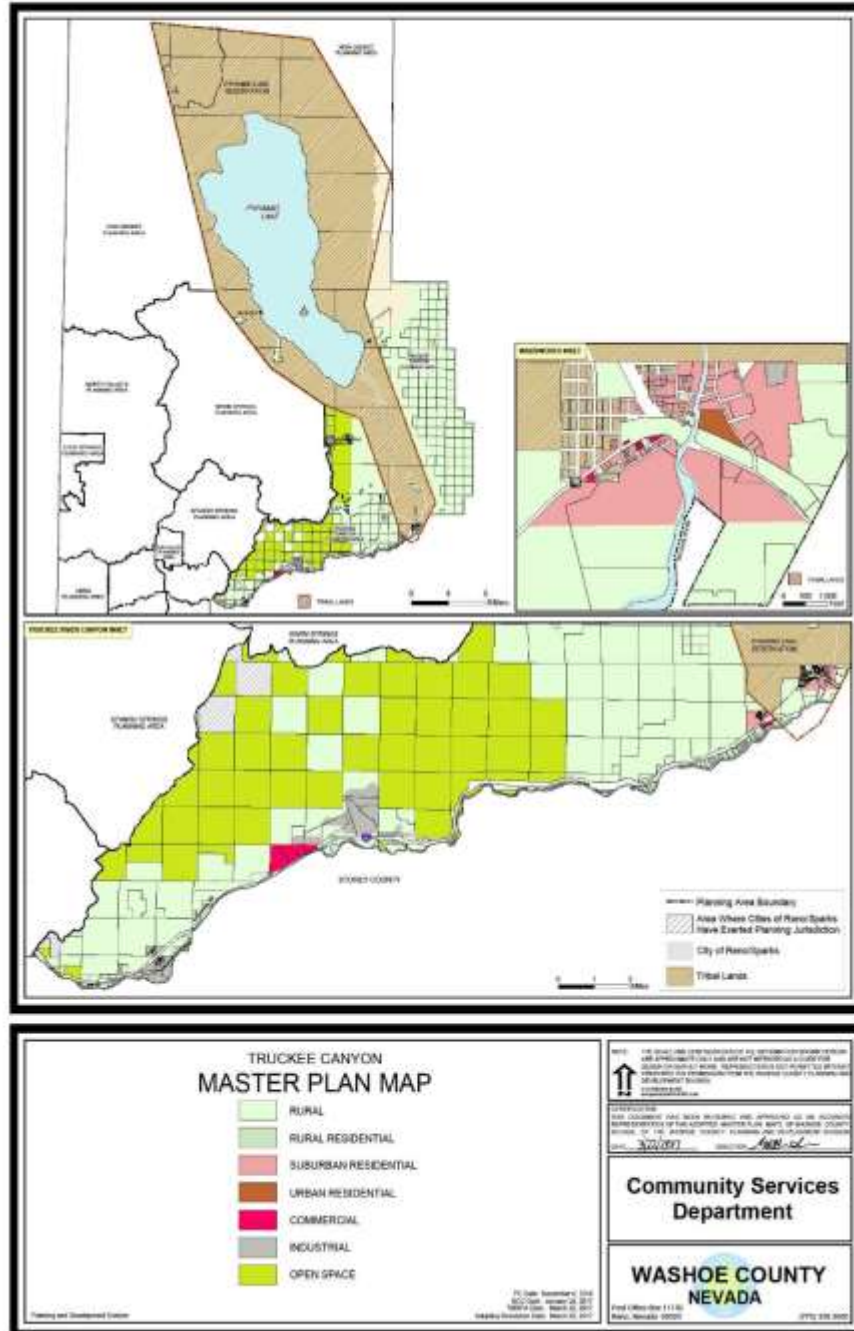


Exhibit H, WMPA24-0002



## RESOLUTION OF THE WASHOE COUNTY PLANNING COMMISSION

### **RECOMMENDING ADOPTION OF REGULATORY ZONE AMENDMENT CASE NUMBER WRZA24-0002 WHICH AMENDS THE TRUCKEE CANYON REGULATORY ZONE MAP TO CHANGE THE REGULATORY ZONE ON A 5.65-ACRE PARCEL (APN 084-080-15) FROM GENERAL RURAL (GR) TO 3.45 ACRES INDUSTRIAL (I) AND 2.20 ACRES OPEN SPACE (OS)**

#### Resolution 24-16

Whereas Regulatory Zone Amendment Case Number WRZA24-0002 came before the Washoe County Planning Commission for a duly noticed public hearing on August 6, 2024; and

Whereas the Washoe County Planning Commission heard public comment and input from staff regarding the proposed regulatory zone amendment; and

Whereas, the Washoe County Planning Commission has given reasoned consideration to the information it has received regarding the proposed regulatory zone amendment; and

Whereas, the Washoe County Planning Commission has made the findings necessary to support adoption of this proposed regulatory zone amendment as set forth in NRS Chapter 278 and Washoe County Code Chapter 110, Article 821, Amendment of Regulatory Zone; and

Whereas the proposed regulatory zone amendment shall be recommended for adoption pending adoption of the accompanying proposed Master Plan Amendment (WMPA24-0002) by the Washoe County Board of County Commissioners and a finding of conformance by the Truckee Meadows Regional Planning Commission; and

Whereas, pursuant to Washoe County Code Section 110.821.15(d), in making this recommendation, the Washoe County Planning Commission finds that this proposed regulatory zone amendment meets the following requirements:

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan;
2. Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare;
3. Response to Change Conditions; more desirable use. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land;

4. Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed amendment;
5. No Adverse Effects. The proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan,
6. Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services; and

Now, therefore, be it resolved that the Washoe County Planning Commission does hereby recommend adoption of Regulatory Zone Amendment Case Number WRZA24-0002 and the amended Truckee Canyon Regulatory Zone Map included as Exhibit A to this resolution to the Washoe County Board of County Commissioners.

ADOPTED on August 6, 2024.

WASHOE COUNTY PLANNING COMMISSION

ATTEST:

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Trevor Lloyd, Secretary

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Rob Pierce, Chair

Attachment: Exhibit A – Truckee Canyon Planning Area Regulatory Zone Map



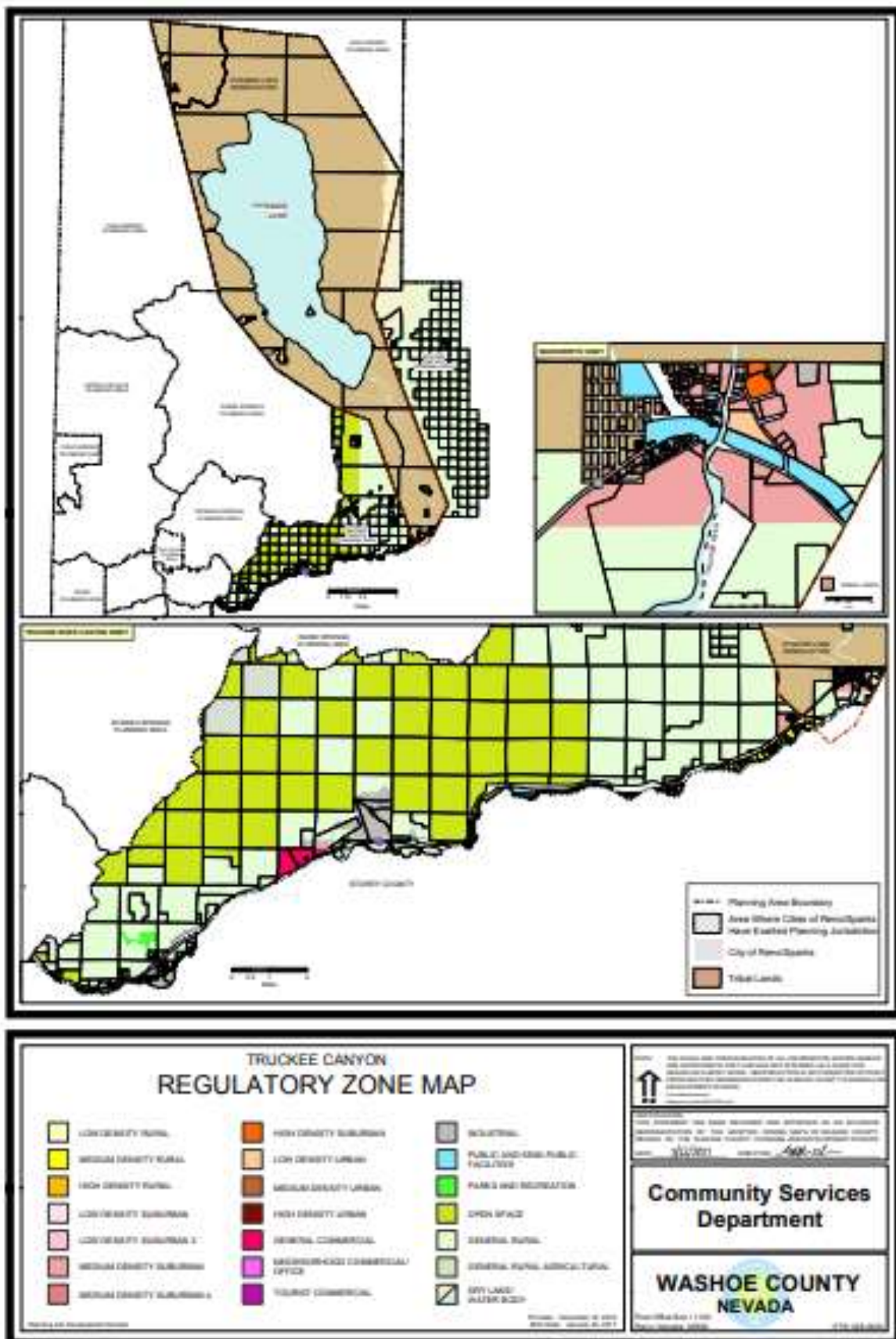


Exhibit I – WRZA24-0002